



Selangor...

Mempersembahkan Bandar Pintar Pertama PKNS  
*Introducing PKNS' First Smart City*

## SELANGOR CYBER VALLEY (SCV)

PKNS buat julung kalinya melancarkan bandar pintar pertama, Selangor Cyber Valley (SCV) berkeluasan 1229.03 ekar yang terletak berhampiran Cyberjaya. Projek ini merupakan perintis kepada konsep bandar pintar yang lengkap dengan segala kemudahan merangkumi kediaman, taman industri, pusat komersial dan institusi pendidikan, dilengkapi saluran rangkaian kabel gentian optik berkelajuan tinggi selain peranti pengesanan alam sekitar bagi tujuan indikasi kualiti udara serta kemudahan awam.

SCV dijangka siap sepenuhnya menjelang 2027 dan bakal menerapkan lapan elemen bandar pintar iaitu Bandar Selamat, Bandar Mesra Perniagaan, Bandar Efisyen, Bandar Pendidikan, Bandar Hijau, Bandar Inovasi, Bandar Komuniti Pintar Dan Premis Pintar. SVC dijangka akan menjadi tarikan bagi peluang pelaburan dan perniagaan setaraf bandar-bandar di sekitarnya dan sekaligus bakal mengukuhkan ekonomi negeri Selangor.

## SELANGOR CYBER VALLEY (SCV)

*PKNS has launched Selangor Cyber Valley (SCV), the first smart city concept, of 1229.03 acres, which is located near Cyberjaya. The pioneer smart city comprehensive project, covers residential, industrial park, commercial centers and educational institution, uniquely equipped with facilities of high speed fiber optic cable network as well as environmental detection device for the purpose of indicating air quality and public amenities.*

*SCV is expected to be fully completed by 2027 and will be incorporating eight smart city elements of Safe City, Business Friendly City, Efficient City, Education City, Green City, Urban Innovation, Smart Community City and Smart Premise. Being at par with its surrounding cities, SVC is expected to be an urban attraction for investment and business opportunities, which would further boost Selangor's economy.*



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# LATAR BELAKANG

*Background*



# Penubuhan PKNS

## *About PKNS*

Perbadanan Kemajuan Negeri Selangor atau lebih dikenali sebagai PKNS telah ditubuhkan pada 1 Ogos 1964 di bawah Enakmen Perbadanan Kemajuan Negeri Selangor 1964, sebagai sebuah badan berkanun dan agensi pembangunan peringkat negeri.

Penubuhannya bertujuan untuk mengisi kemerdekaan negara menerusi pengagihan ekonomi yang adil dan pertumbuhan sosio-ekonomi yang berpandukan kepada dasar-dasar kerajaan agar dapat mewujudkan kestabilan, keharmonian dan keadilan sosial khususnya di Negeri Selangor.

PKNS berusaha untuk membawa kemajuan dan kemakmuran yang berterusan di Negeri Selangor dengan menjana dan menyatukan idea dan aktiviti untuk kepentingan rakyat yang secara tidak langsung dapat menyatupadukan masyarakat Malaysia. Semua ini dapat digambarkan melalui slogan "Kemajuan untuk Rakyat" yang menjadi amalan yang dihargai oleh seluruh keluarga PKNS.

*Selangor State Development Corporation or commonly known as PKNS was established on August 1, 1964, under the Selangor State Development Corporation Enactment (1964) as a statutory body and development agency for the state of Selangor.*

*Guided by government policies, its establishment was intended to uphold the country's independence through fair economic distribution and socio-economic growth with the aim of creating stability, harmony and social justice, throughout the state of Selangor.*

*PKNS strives to bring about continuous progress and prosperity in the State of Selangor by generating and consolidating ideas and activities for the benefit of the people besides contributing towards the creation of a united Malaysian society. All this is manifested in the slogan of "Progress for the People" which is always put into practice, appreciated and observed by the entire PKNS family.*





Pusat Pertumbuhan Baru  
*New Growth Centres*



Pembangunan Kawasan Perumahan  
*Development of Residential Areas*



Pembangunan Kawasan Perindustrian  
*Development of Industrial Areas*



Penempatan Semula Setinggan  
*Resettlement of Squatters*



Kedai, Kompleks Perniagaan/Pejabat  
*Shops, Business Complexes/ Offices*



Agen Pelaksana Projek-Projek Kerajaan Negeri  
*Implementation Agent of Government State Projects*



Pelaburan  
*Investment*



Pengurusan Harta  
*Property Management*



Hospitaliti  
*Hospitality*



Pengurusan Alam Sekitar  
*Environmental Management*



Perdagangan  
*Trading*



Pembinaan  
*Construction*



Perubatan dan Kesihatan  
*Medical and Healthcare*



Tenaga dan Telekomunikasi  
*Power and Telecommunication*



Menubuhkan Masyarakat Perdagangan & Perindustrian Bumiputera (MPPB)  
*To established the Bumiputera Commercial and Industrial Community (BCIC)*



# Objektif

## Objective



Menggalak, memaju dan membangunkan pusat pertumbuhan baru, kawasan kediaman, zon perindustrian, perdagangan dan menjalankan aktiviti-aktiviti seumpamanya serta aktiviti lain yang dibenarkan.

*To promote, develop and establish residential, industrial and commercial areas, as well as new growth centres, agriculture and to carry out similar and other permitted activities.*



Melaksana semua dasar kerajaan yang melibatkan pembasmian kemiskinan dan penyusunan semula masyarakat.

*To implement government policies which involve poverty eradication and social restructuring.*



Meneroka dan menyertai bidang-bidang pelaburan dan perdagangan untuk mewujudkan penyertaan ekuiti dan pengurusan Bumiputera yang berkesan dalam perindustrian dan perdagangan.

*To explore and participate in investment and trade sectors in order to establish equity participation and effective management of the Bumiputera in trade and industry.*



Menyedia landasan ke arah mewujudkan Masyarakat Perdagangan dan Perindustrian Bumiputera (MPPB) selaras dengan Dasar Pembangunan Nasional.

*To provide the platform for the creation of Bumiputera Commercial and Industrial Community (BCIC) in line with the National Development Policy.*



Menjalankan sebahagian atau keseluruhan tugas atau kuasa-kuasa tempatan di kawasan-kawasan yang dibenarkan.

*To execute part of or the entire task or power of the local authorities in permitted areas.*







## Falsafah Korporat

### *Corporate Philosophy*

PKNS sentiasa menggalak dan mengamalkan nilai-nilai murni, tradisi keilmuan, penguasaan teknologi seiring dengan usaha untuk terus meningkatkan pegangan harta yang teguh, berpandangan jauh serta menggalakkan inovasi di samping terus menerajui dan meneroka pembangunan yang mewujudkan peluang-peluang untuk memenuhi keperluan rakyat dan aspirasi Negara.

*PKNS constantly encourages and upholds values together with the effort to embrace knowledge and technology as it aims to enlarge holdings of assets, while remaining visionary and innovative for PKNS to continue to spearhead developments that create fulfilling opportunities for the people and the nation.*



## Visi

*Vision*

Membina Komuniti,  
Memperkasa Kehidupan...  
Merealisasikan Impian.

*Building Communities,  
Enriching Lives...  
Realising Dreams.*



## Misi

*Mission*

Untuk membentuk persekitaran kehidupan  
yang vibran dan lestari melalui:

- Inovasi berterusan
- Perkhidmatan melangkaui ekspektasi
- Modal insan yang komited dan kompeten

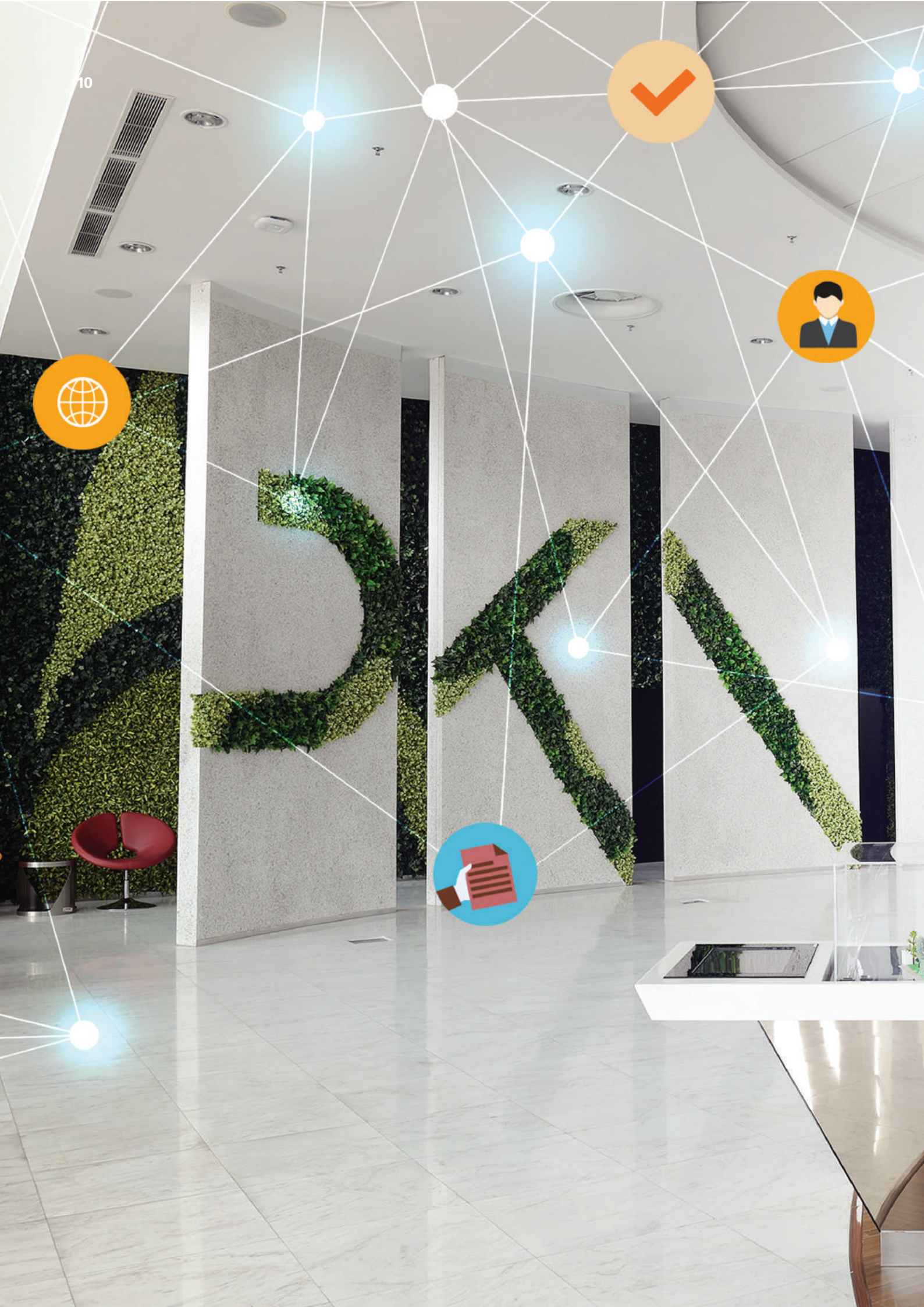
*To create a vibrant and sustainable living  
environment through:*

- *Continuous improvement*
- *Service beyond expectation*
- *Committed and competent human capital*

# Nilai Bersama

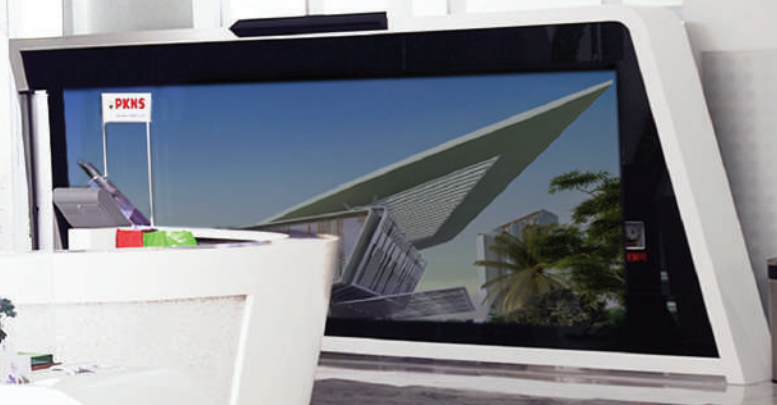
Shared Values





# MAKLUMAT KORPORAT

*Corporate Information*





## Ahli Perbadanan

### Board Members

01 Y.A.B. Dato' Seri Mohamed Azmin bin Ali  
S.P.M.S., S.M.S.  
Pengerusi / Chairman

Menteri Besar Selangor  
Selangor Chief Minister

02 Y.B. Dato' Mohd. Amin bin Ahmad Ahya  
D.P.M.S., B.C.M., B.K.T., P.J.K.  
Timbalan Pengerusi / Deputy Chairman

Setiausaha Kerajaan Negeri Selangor  
Selangor State Secretary

03 Y.B. Dato' Noordin bin Sulaiman  
D.P.M.S., S.I.S.

Pegawai Kewangan Negeri Selangor  
Selangor State Financial Officer

04 Y.B. Dato' Teng Chang Khim  
D.P.M.S.

Pengerusi Jawatankuasa Tetap Pelaburan,  
Perindustrian & Perdagangan, Industri Kecil  
dan Sederhana (IKS) dan Pengangkutan  
Chairman of the Standing Committee for  
Investment, Industry & Commerce, SMEs and  
Transportation

05 Y.Bhg. Datuk Ahmad Badri bin Mohd. Zahir  
D.P.S.M.

Pengarah Pejabat Belanjawan Negara  
Director of the National Budget Office

06 Y.Bhg. Dato' Mohd. Salleh bin Mahmud  
D.S.I.S., D.I.M.P., K.M.N.

Mantan Akauntan Negara  
Former Accountant of Malaysia



07 Y.Bhg. Datuk Ir. Ruslan bin Abdul Aziz  
D.P.M.S., K.M.N.

Pengarah Jabatan Kerja Raya Negeri Selangor  
Director of Selangor Public Works  
Mulai 7 Ogos 2017  
Starting 7 August 2017

08 Y.Bhg. Tuan Haji Mas Abdul Rahman  
bin Mas Mohamed  
P.M.P., B.C.K.

Pengarah Jabatan Kerja Raya Negeri Selangor  
Director of Selangor Public Works  
Bersara pada 19 April 2017  
Retired on 19 April 2017

09 Y.B. Tuan Shamsul Iskandar @ Yusre  
bin Mohd. Akin

Peguam Bela dan Peguam Cara  
Advocate and Solicitor

10 Y.Bhg. Datuk Seri Hashmuddin bin Mohammad  
P.S.K., D.P.S.K., S.M.W.

Timbalan Ketua Setiausaha Perbendaharaan  
(Pengurusan)  
Deputy Secretary of General Treasury  
(Management)

11 Y.B. Dato' Iskandar bin Abdul Samad  
D.P.M.S.

Pengerusi Jawatankuasa Tetap Perumahan,  
Pengurusan Bangunan dan Kehidupan Bandar  
Chairman of the Standing Committee for Housing,  
Building Management and Urban Living

12 Y.Brs. Dr Maziah binti Che Yusoff

Pengarah Seksyen Pembangunan Modal Insan  
Director of Human Capital Development Division  
Mulai 21 Februari 2017  
Starting 21 February 2017

13 Y.Bhg. Datuk Razali bin Che Mat  
D.M.S.M., J.S.M.

Pengarah Seksyen Pembangunan Wilayah  
Director of Regional Development Division  
Sehingga 7 Januari 2017  
Until 7 January 2017

# Jawatankuasa Peringkat Perbadanan

*Board Committee*



**A. JAWATANKUASA PERJAWATAN KUMPULAN PENGURUSAN TERTINGGI SERTA KUMPULAN A & B / TOP MANAGEMENT GROUP COMMITTEE AND A & B GROUP**

- Y.B. Dato' Mohd. Amin bin Ahmad Ahya
- Y.B. Dato' Nik Suhaimi bin Nik Sulaiman
- Y.Bhg. Datuk Ahmad Badri bin Mohd. Zahir

**B. LEMBAGA TATATERTIB KUMPULAN PENGURUSAN TERTINGGI SERTA KUMPULAN A & B / TOP GOVERNING GROUP MANAGEMENT TEAM AND A & B GROUP**

- Y.B. Dato' Mohd. Amin bin Ahmad Ahya
- Y.B. Dato' Nik Suhaimi bin Nik Sulaiman
- Y.Bhg. Datuk Ahmad Badri bin Mohd. Zahir

**C. JAWATANKUASA TENDER / TENDER COMMITTEE**

- Y.B. Dato' Mohd. Amin bin Ahmad Ahya
- Y.B. Dato' Noordin bin Sulaiman
- Y.Bhg. Tuan Haji Mas Abdul Rahman bin Mas Mohamed (Sehingga 19 April 2017 / Until 19 April 2017)
- Y.Bhg. Datuk Ir. Ruslan bin Abdul Aziz (Mulai 7 Ogos 2017 / Starting 7 August 2017)
- Y.Bhg. Datuk Seri Hashmuddin bin Mohammad

**D. JAWATANKUASA KEWANGAN DAN PELABURAN / FINANCE AND INVESTMENT COMMITTEE**

- Y.B. Dato' Noordin bin Sulaiman
- Y.Bhg. Dato' Nor Azmie bin Diron
- Y.Bhg. Datuk Seri Hashmuddin bin Mohammad
- Y.Bhg. Datuk Ahmad Badri bin Mohd. Zahir

**E. JAWATANKUASA KEUTUHAN TADBIR URUS & INTEGRITI / SOUND GOVERNANCE AND INTEGRITY COMMITTEE**

- Y.Bhg. Dato' Mazalan bin Md. Noor
- Y.Bhg. Tuan Haji Mas Abdul Rahman bin Mas Mohamed (Sehingga 19 April 2017 / Until 19 April 2017)
- Y.Bhg. Datuk Ir. Ruslan bin Abdul Aziz (Mulai 7 Ogos 2017 / Starting 7 August 2017)
- Y.Bhg. Datuk Razali bin Che Mat (Sehingga 7 Januari 2017 / Until 7 January 2017)
- Y.Brs. Dr. Maziah binti Che Yusoff (Mulai 21 Februari 2017 / Starting 21 February 2017)
- Dr. Loi Kheng Min (Sehingga 25 Mac 2017 / Until 25 March 2017)
- Y.Bhg. Dato' Akhbar bin Satar (Mulai 17 Julai 2017 / Starting 17 July 2017)
- Y.Bhg. Dato' Hajah Sutinah binti Sutan

**F. JAWATANKUASA AUDIT / AUDIT COMMITTEE**

- Y.B. Dato' Iskandar bin Abdul Samad
- Y.Bhg. Datuk Zalekha binti Hassan
- Y.Bhg. Dato' Mohd. Salleh bin Mahmud
- Y.Bhg. Dato' Mustafa bin Haji Saman

**G. JAWATANKUASA PENCALONAN DAN REMUNERASI / NOMINATION AND REMUNERATION COMMITTEE**

- Y.B. Dato' Noordin bin Sulaiman
- Y.Bhg. Dato' Mohd. Salleh Bin Mahmud
- Y.Bhg. Datuk Razali bin Che Mat (Sehingga 7 Januari 2017 / Until 7 January 2017)
- Y.Brs. Dr. Maziah binti Che Yusoff (Mulai 21 Februari 2017 / Starting 21 February 2017)





# Ahli Pengurusan

## Management Team

Azmi bin Adnan  
S.M.S., P.P.T.

Pengurus Besar Pembangunan  
Wilayah Tengah  
*General Manager of Central Region  
Development*

Hajah Nor Azlina binti Amran  
A.I.S.

Ketua Pegawai Kewangan  
*Chief Financial Officer*



Ir. Haji Mohd. Muhidin bin Faharuddin  
P.P.T.

Pengurus Besar Pembangunan Wilayah Utara  
*General Manager of Northern Region  
Development*

Y.Bhg. Datin Paduka Dr. Hajah Noraida  
binti Haji Mohd. Yusof  
D.P.M.S., A.M.S., P.P.T., F.P.M.A.

Ketua Pegawai Eksekutif  
*Chief Executive Officer*

Ir. Haji Mohamad Sharif  
bin Mok Som  
A.I.S., P.P.T.

Ketua Pegawai Teknikal  
*Chief Technical Officer*

Hajah Norita binti Mohd. Sidek  
S.M.S., A.M.N., P.P.T.

Ketua Pegawai Operasi  
*Chief Operating Officer*

Hajah Siti Zubaidah  
binti Haji Abd. Jabar  
P.P.T.

Ketua Pegawai Korporat  
*Chief Corporate Officer*



Hajah Roziah binti Haji Ahmad  
S.I.S., P.P.T.

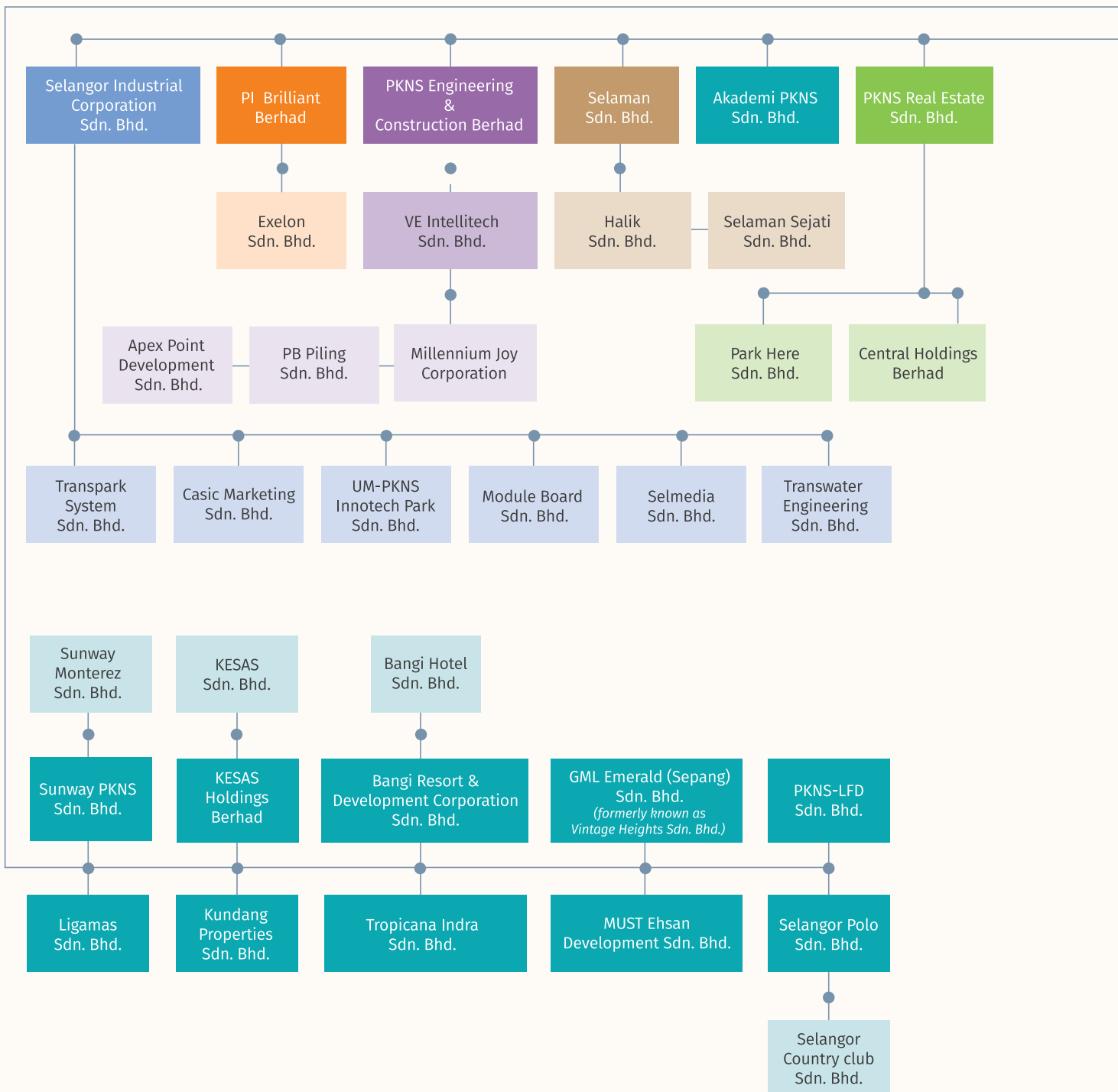
Pengurus Besar Perhubungan  
Korporat  
*General Manager of Corporate  
Relations*

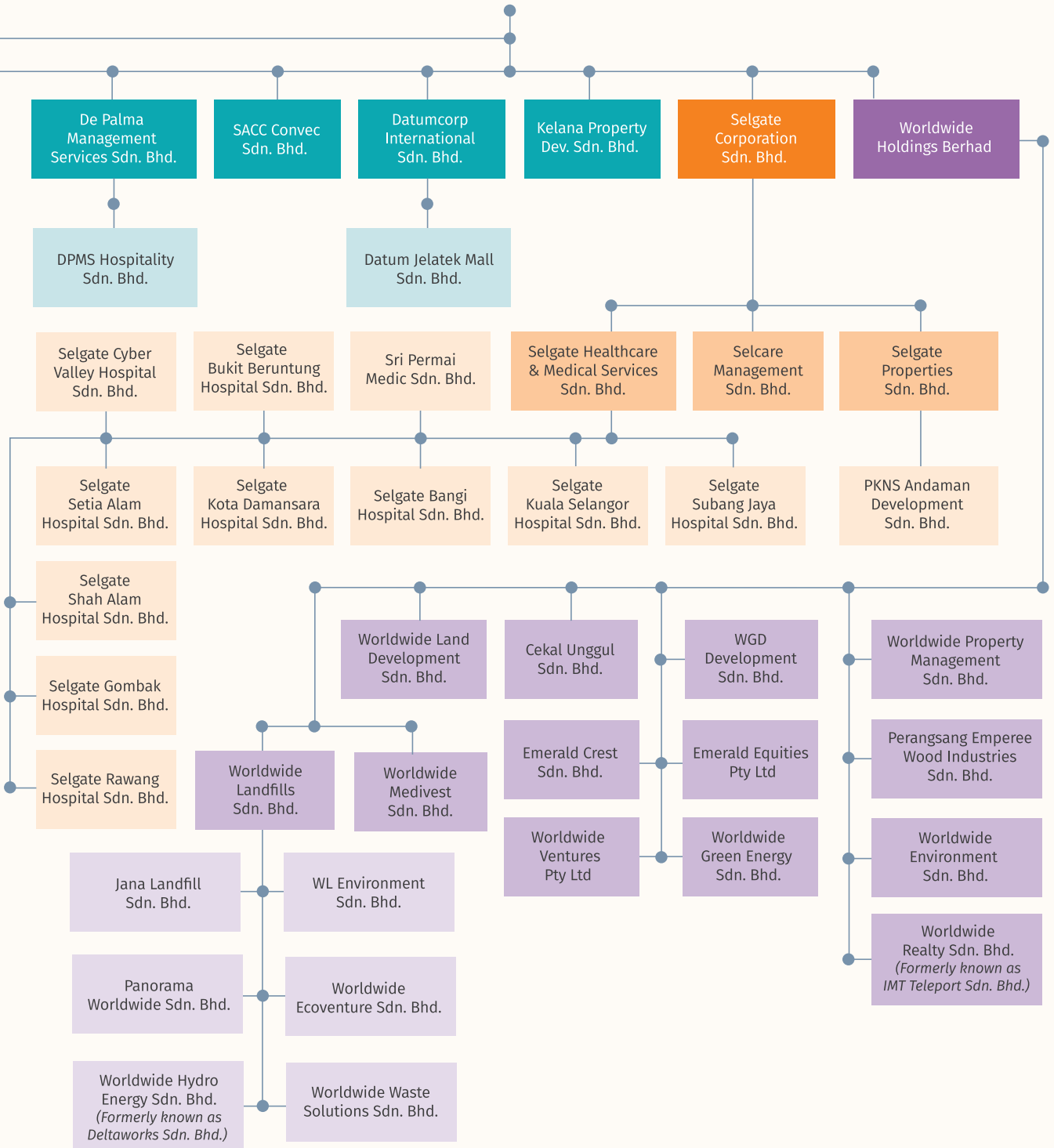
Haji Lokman bin Haji Abd. Kadir  
S.M.S., P.P.T.

Pengurus Besar Pembangunan  
Wilayah Selatan  
*General Manager of Southern  
Region Development*

# Struktur Korporat Kumpulan

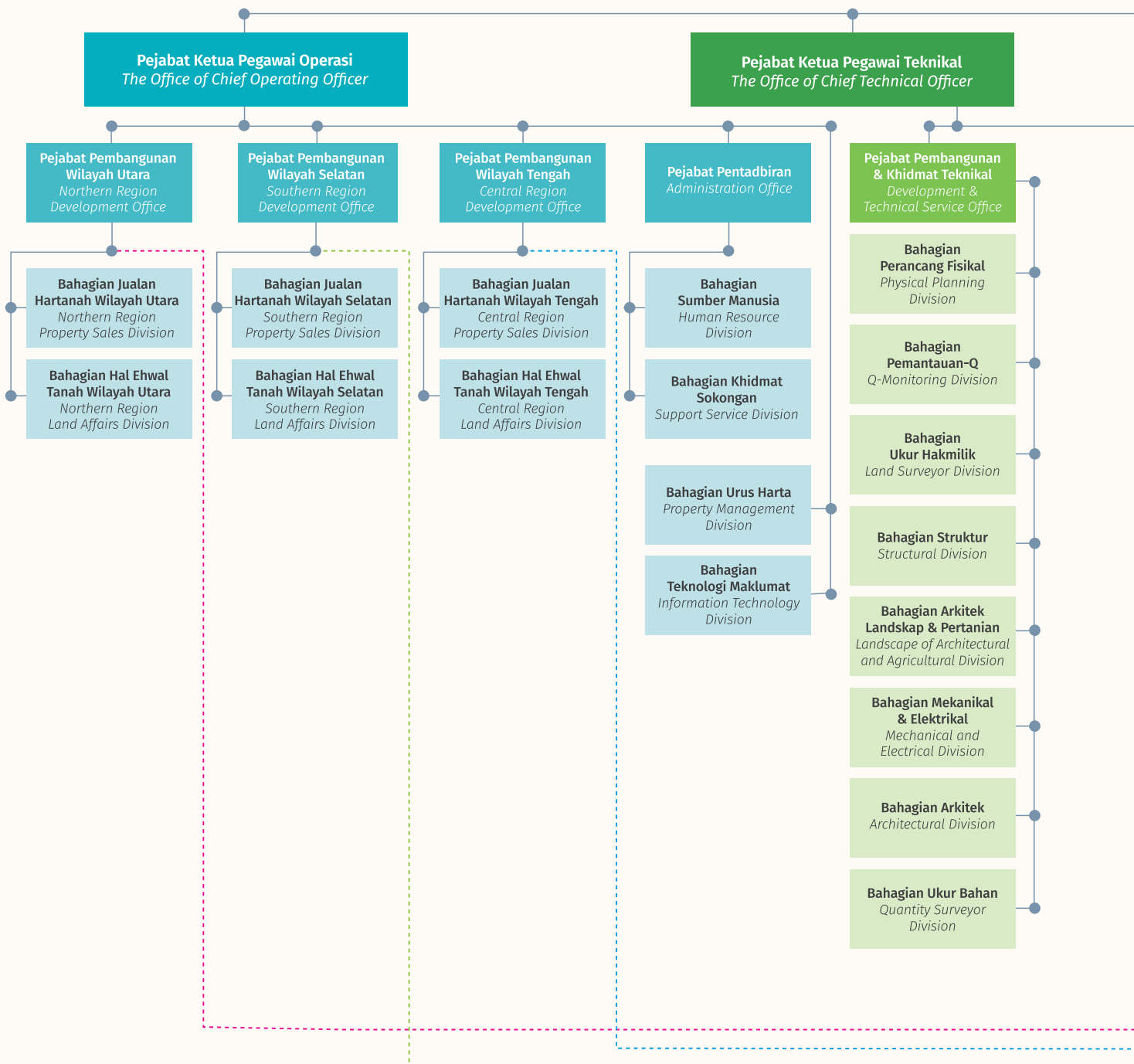
## Group Corporate Structure

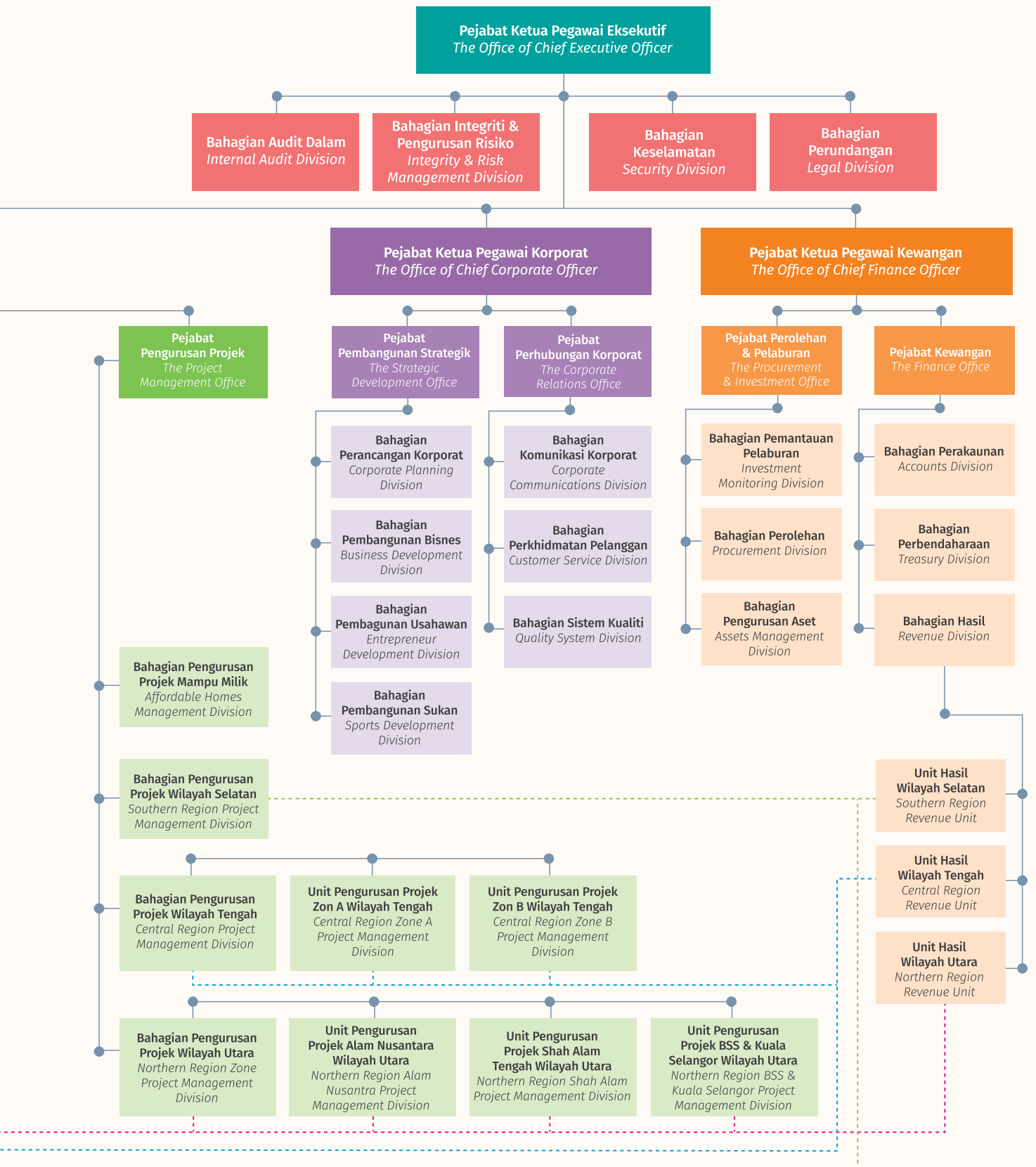




# Carta Organisasi

## Organisation Structure





# Pencapaian & Anugerah

Achievements & Awards



21 Mac 2017

starproperty.my  
*The Best Touch & Feel*

Kategori / Category:  
*Premium Bungalow  
"AMBER Subang Bestari"*

Penerima / Recipient:  
Worldwide Hodings Berhad

3 April 2017

theedgeproperty.com  
*"Special Mention" – Best  
Managed Property Awards*

Kategori / Category:  
*Commercial Project Award  
"Menara PKNS, Petaling Jaya"*

Penerima / Recipient:  
PKNS Real Estate Sdn. Bhd.



5 Mei 2017

Property Insight  
*Prestigious Developer  
Award*

Kategori / Category:  
*Best GBI Rated  
Corporate Office  
"Bangunan Ibu Pejabat  
PKNS"*

Penerima / Recipient:  
PKNS

12 Mei 2017

Pertubuhan Arkitek Malaysia  
*Anugerah Gold Awards 2017  
Gold Awards of 2017*

Kategori / Category:  
*Commercial Low Rise*

Penerima / Recipient:  
PKNS







**7 Ogos 2017**

Pentadbiran Kerajaan Negeri Selangor  
*The Administration of Selangor State Government*

Sijil 5 Bintang KPI HRMIS Tahun 2016 atas pencapaian 100% KPI HRMIS  
*2016 Star Certificate of KPI HRMIS for 100% Achievement on KPI HRMIS*

*Penerima / Recipient:*  
PKNS



**11 September 2017**

*The Cityscape Award for Emerging Market*

*Commercial Project Award & Sustainability Project Award*  
"Bangunan Ibu Pejabat PKNS"

*Penerima / Recipient:*  
PKNS

**22 November 2017**

Majlis Bandaraya Shah Alam  
*Pertandingan Anugerah Rendah Karbon*  
*Award of Competition of Low Carbon Emission*

*Kategori / Category:*  
Johan Anugerah Inovasi Rendah Karbon (Kerajaan)  
*Championship Award for the Innovation of Low Carbon Emission (Government)*  
&  
Johan Anugerah Bangunan Rendah Karbon (Bangunan Kerajaan)  
*Championship Award for the Building of Low Carbon Emission (Government Building)*  
"Bangunan Ibu Pejabat PKNS"

*Penerima / Recipient:*  
PKNS



**12 Disember 2017**

*Malaysia International Business Awards 2017*

*Kategori / Category:*  
*Excellence in Banquet Services*  
&  
*Excellence in Meetings, Incentives, Conventions & Exhibitions (M.I.C.E)*

*Penerima / Recipient:*  
SACC Convec Sdn. Bhd.

24

**PKNS**

|      |   |
|------|---|
| 3014 | 3 |
| 3013 | 3 |
| 4002 | 6 |
| 3012 | 3 |

van sebentar laqi.





**LAPORAN PRESTASI**  
*Performance Report*

# Perutusan Pengerusi

## Chairman's Statement

Alhamdulillah, setinggi syukur saya panjatkan ke hadrat Allah SWT kerana atas rahmat dan keagunganNya, Selangor terus dilimpahi keberkatan nikmat dan kesejahteraan rakyat. Tahun 2017 penuh dengan cabaran getir yang terpaksa diharungi atas faktor ekonomi Malaysia yang tidak begitu memberangsangkan daripada pelbagai industri pasaran negara.

Namun begitu, ia bukan penghalang untuk Selangor terus memacu kemajuan pembangunan hasil negeri. Pentadbiran Kerajaan Negeri Selangor telah merangka strategi-strategi dengan teliti dan komprehensif bagi mengekalkan Selangor sebagai penyumbang utama kepada pertumbuhan ekonomi Malaysia dengan membawa pelbagai bentuk pelaburan dan pembangunan di dalam negeri.

### SELANGOR CYBER VALLEY TUNJANG GAGASAN SMART SELANGOR

2017 merupakan tahun 'Ekonomi Internet Malaysia' yang mana kita sedang bersedia untuk mendepani Revolusi Industri 4.0 yang semakin pesat menghampiri industri dalam negara. Lantaran itu, saya bersama rakan-rakan pentadbiran Kerajaan Negeri mencetuskan idea untuk mewujudkan Gagasan Smart State selari dengan prestasi Selangor sebagai negeri yang termaju di Malaysia.

PKNS selaku pemangkin pembangunan negeri mengambil langkah yang proaktif bagi mempersiapkan Selangor untuk menjadi negeri pertama yang akan menyahut cabaran revolusi industri ini bila mana Pusat Pertumbuhan Baharu, Selangor Cyber Valley (SCV) bakal dibangunkan nanti. Pembangunan Bandar Pintar ini bakal menjana pertumbuhan ekonomi, sosial dan pembangunan ke arah pendigitalan yang holistik.

Kelengkapan sambungan jalur lebar dengan perincian *optic fiber* merentasi SCV akan dimanfaatkan sepenuhnya bagi kegunaan pengurusan, kediaman, pekerjaan,

komunikasi, pengangkutan, keselamatan dan sebagainya, sekaligus bakal merealisasikan konsep *Internet of Things* (IoT) yang menjadi aspirasi Kerajaan Negeri Selangor.

Usaha PKNS dalam membangunkan SCV sebagai perintis kepada sebuah *Smart City* harus diberikan pujian dan menjadi model ikutan kepada pemaju-pemaju lain untuk memperluaskan lagi konsep *Smart City* ini merentasi ke seluruh pelusuk Negeri Selangor.

### PRESTASI BAJET DAN LAPORAN KEWANGAN

Sebagai negeri maju serta mempunyai pelbagai industri, pengurusan kewangan yang diamalkan di Selangor adalah menyeluruh, 100% telus, kompeten dan berintegriti. Kerajaan Negeri tidak hanya menumpukan pembangunan di dalam kawasan bandar sahaja. Malah, dengan bantuan jentera PKNS, kita turut memberikan keseimbangan pembangunan di luar kawasan bandar.

Dengan semangat pengurusan kewangan berteraskan konsep "fastabiqul khoiroh", segala kekayaan hasil negeri digunakan sepenuhnya untuk pembangunan negeri bukan sahaja dari aspek fizikal, malah merangkumi peningkatan taraf hidup rakyat, sumber tenaga dan komuniti sosial untuk manfaat semua lapisan masyarakat di Selangor.

Kerajaan Negeri Selangor terus kekal menjadi penyumbang utama kepada pertumbuhan ekonomi Malaysia dengan 23.0% daripada

Keluaran Dalam Negara Kasar (KDNK) pada tahun 2017 berbanding 22.7% pada tahun 2016. Selain itu, Selangor turut menjadi salah satu daripada tujuh negeri di Malaysia yang mencatatkan pertumbuhan melebihi paras nasional dengan mencatatkan pertumbuhan sebanyak 7.1% yang banyak disumbang melalui prestasi cemerlang dalam sektor perkhidmatan, pembuatan dan pertanian.

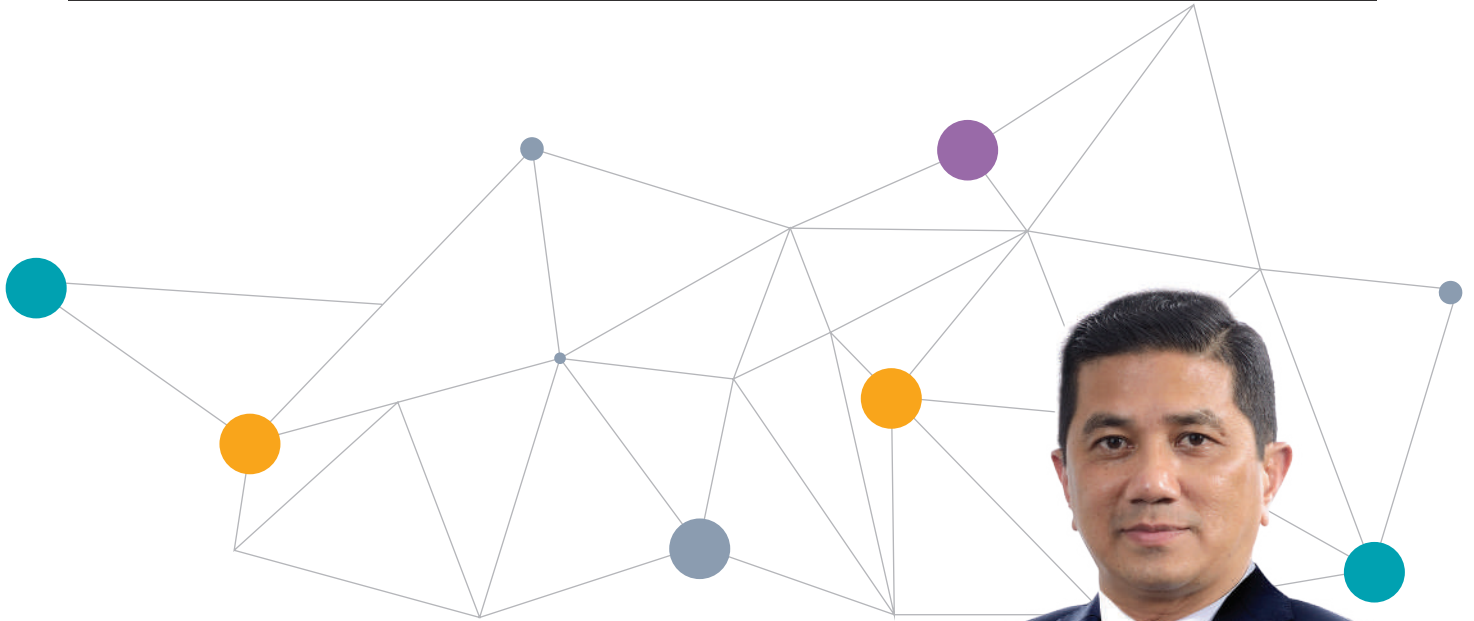
Selangor juga telah berjaya mencapai kedudukan lima negeri terbaik yang merekodkan KDNK per kapita melebihi paras nasional dan mencatatkan peningkatan pendapatan kepada RM48,091.00 berbanding RM42,611.00 pada tahun sebelumnya.

Rekod pertumbuhan ekonomi negeri yang utuh ini perlu dikekalkan bagi terus membangun Selangor yang menempatkan bilangan penduduk tertinggi sepanjang tahun 2017 iaitu seramai 6.38 juta penduduk bersamaan dengan 19.9% daripada keseluruhan jumlah penduduk Malaysia. Maka, Selangor perlu terus meneroka pasaran-pasaran baru dengan merancakkan lagi pertumbuhan pelbagai industri bagi memenuhi keperluan tenaga buruh di negeri ini yang mempunyai bilangan penduduk bekerja tertinggi iaitu seramai 3.4 juta orang.

### KEMAJUAN SELANGOR TUMPUAN PELABUR ASING

Keunikan ekosistem ekonomi di Selangor terus menjadikan negeri ini sebagai destinasi pelaburan yang interaktif di rantau ini meskipun dalam keadaan ekonomi dunia yang mencabar. Dasar mesra pasaran yang dipraktikkan di Selangor telah meningkatkan pelaburan domestik dan luar negara.

Sepanjang tahun 2017, Selangor telah berjaya menarik RM5.59 bilion pelaburan langsung dalam sektor



Selangor muncul pada kedudukan tertinggi di Malaysia menerusi jumlah perkilangan diluluskan iaitu 202 projek berbanding negeri lain, sekaligus mencipta lebih 10,000 peluang pekerjaan.

*Selangor has emerged as the highest number of approved manufacturing projects, around 202 projects compared to other states, thus creating more than 10,000 jobs.*

perkilangan dan sektor perkhidmatan, terutamanya dari peruncit perabot terbesar di dunia, IKEA dengan penubuhan sebuah pusat rantai bekalan di Pulau Indah bernilai RM908 juta.

Selangor turut muncul pada kedudukan tertinggi di Malaysia menerusi jumlah perkilangan diluluskan iaitu 202 projek berbanding negeri lain, sekaligus mencipta lebih 10,000 peluang pekerjaan. Kecekapan dalam pentadbiran negeri menjadi antara faktor utama yang berjaya menarik para pelabur asing ke Selangor terutamanya dari negara Jepun dengan sumbangan pelaburan tertinggi sebanyak 13 projek. Diikuti Singapura sebanyak 18 projek dan China dengan lima projek.

Justeru, PKNS serta Kumpulan Anak Syarikat perlu keluar dari zon selesa dan mula mengorak langkah ke arah pasaran global dengan mengambil peluang meneroka arena pasaran yang lebih luas. Usahasama di antara PKNS dan Kumpulan Anak Syarikat bersama syarikat-syarikat dari negara-negara yang banyak melabur di negeri ini perlu dicambah bagi meletakkan PKNS sebagai entiti pembangunan terulung di Malaysia.

### **MENGANGKAT MARTABAT WANITA SEBAGAI PEMIMPIN**

Kerajaan Negeri Selangor yang tuntas mengambil berat terhadap semua lapisan rakyat tidak pernah bersikap radikal atau stereotaip terhadap mana-mana golongan. Atas kepercayaan terhadap frasa “tangan yang menghayun buaian mampu menggoncang dunia”, maka Kerajaan Negeri sentiasa meraikan dan memandangi tinggi bakat-bakat kepimpinan oleh kaum hawa di negeri ini.

Saya berbangga bila mana PKNS telah mengangkat martabat wanita dengan melantik Y.Bhg. Datin Paduka Dr. Hajah Noraida binti Haji Mohd Yusof sebagai wanita pertama memegang jawatan Ketua Pegawai Eksekutif PKNS. Pelantikan ini juga merupakan cerminan komitmen Kerajaan Negeri yang meletakkan ketelusan dan integriti di dalam

tadbir urus sebagai tunjang utama. Tahniah dan syabas kepada seluruh warga kerja PKNS atas pelantikan Ketua Pegawai Eksekutif ini.

### **HARAPAN DAN PENGHARGAAN**

PKNS sememangnya sudah mampu berdiri teguh mendahului Perbadanan Kemajuan Ekonomi Negeri (PKEN) yang lain. Dalam usia 53 tahun, PKNS sudah mempunyai pengetahuan dan pengalaman terbuka yang cukup tebal bagi mengukuhkan kedudukannya. Namun, usia emas yang diraih bukanlah bermakna kita boleh mendabik dada.

Besar harapan saya agar PKNS dapat terus mengekalkan legasi kecemerlangan dan dapat mendaki ke puncak kejayaan yang lebih tinggi dari yang telah dicapai pada hari ini. Kerjasama dan komitmen penuh daripada setiap anggota perlu dikerah untuk memastikan PKNS terus menjadi PKEN terunggul di Malaysia.

Pastinya segala pengalaman diperoleh dan kejayaan yang diraih adalah berkat sumbangan dari setiap anggota yang menumpahkan taat setia terhadap kemajuan PKNS. Saya ingin merakamkan setinggi-tinggi penghargaan dan ucapan syabas buat barisan Ahli Pengurusan, Ketua Bahagian, Pegawai Kanan serta seluruh warga kerja PKNS atas pengorbanan, perit jerih yang dicurahkan demi kecemerlangan PKNS. Semoga PKNS akan maju dan terus maju serta dapat mengangkat misi dan visi organisasi berlandaskan kepada objektif asalnya.

*Alhamdulillah, I am very grateful to Allah SWT, the Almighty for the enormous blessings, as Selangor continues to be bestowed with countless blessings including in the form of the people's well-being. The year of 2017, has proven to be another year of economic challenges, which inevitably had impacted various industries of the domestic market, but, thankfully it was journeyed through with much resilience and persistence.*

*However, this drawback did not deter Selangor from continuing to*

*stimulate the development of the state revenue. The administration of the Selangor State Government had crafted detailed and comprehensive strategies, by implementing various forms of investment and development mechanisms in the country, for Selangor to remain as the major contributor of Malaysia's economic growth.*

### **SELANGOR CYBER VALLEY, THE PIONEER OF “SMART SELANGOR” CONCEPT**

*Since 2017 is the year of the ‘Internet Economy of Malaysia’, we are preparing ourselves to embrace the rapidly rising of the Industrial Revolution 4.0 in the country. That is why we, the personnel of the State Government and I, devised this idea of Smart State, which we find to be very much in tandem with Selangor's excellent performance, being the most well-developed state.*

*Being the catalyst for the state development, PKNS has taken proactive measures in preparing Selangor to become the first state that would accept the challenge of this industrial revolution, when the New Growth Center, Selangor Cyber Valley (SCV) would be further developed. This Smart Urban Development will generate an encouraging economic, social and developmental growth towards a more holistic digitisation. As the State of Selangor aspires to realise the concept of Internet of Things (IoT) across the state, SCV is well equipped with broadband connectivity, that runs solely on fibre optic, for the utilisation of the management, home, employment, communication, transportation, security and others.*

*PKNS' efforts in developing SCV as a pioneer of the Smart City should be highly commended, as this Smart City concept, serves as a significant precedent for other developers to emulate, across the state of Selangor.*

### **BUDGET REPORT AND FINANCIAL PERFORMANCE**

*Being the most developed state with diversified industries, Selangor undertakes comprehensive financial*

management, which is 100% transparent, competent and with integrity. The State Government does not only focus on urban development alone. Supported by PKNS' effective mechanism, the State ensures that development is evenly distributed between the urban and rural areas.

The state-owned wealth, is being managed based on the concept of "fastabiqul khoiro", and is channeled for the utilisation of the state's development, not only from the physical aspects, but also in the aspects of enhancing people's living standards, energy sources and social communities, for the betterment of Selangor's society, as a whole.

The Selangor State Government remained as the main economic driver, as Selangor had contributed 23.0% of Gross Domestic Product (GDP) to Malaysia's economic growth in 2017, as compared with 22.7% in 2016. In addition, Selangor has also become one of the seven states in Malaysia which has recorded an accelerated growth of 7.1% in the services, manufacturing and agriculture sectors which drove the commendable performance of the State.

Being amongst the top five states, which had contributed strong growth to the national Growth Domestic Product (GDP), Selangor had recorded an increase in the revenue of RM48,091.00, as compared to RM42,611.00 the previous year, exceeding its per capita GDP of the national level.

This robust performance in the economic growth should be consistently maintained in order for Selangor to be further developed, as Selangor has also recorded the highest number of population of 6.38 million people, equivalent to 19.9% of the total population of Malaysia, throughout the year 2017. Thus, this record of high population, has propelled Selangor to continue exploring new markets by boosting the growth of various industries, to meet the needs of the State's highest employed population of 3.4 million people.

#### **FOREIGN INVESTORS FOCUSING ON FLOURISHING SELANGOR**

Given the uniqueness of the economic ecosystem, Selangor continues to make the state an interactive investment destination in the region, despite the challenging world economy. Market-friendly policies, practised by Selangor, have resulted in the increased of both domestic and foreign investments.

Throughout 2017, Selangor has attracted RM5.59 billion of direct investments in the manufacturing and services sectors, particularly from the world's largest furniture retailer IKEA, with an establishment of a regional supply chain center at Pulau Indah, which is worth RM908 million.

In terms of the number of approved investments, Selangor has emerged as the highest number of approved manufacturing projects, around 202 projects compared to other states, thus creating more than 10,000 jobs. The efficiency in the State's administration has been one of the crucial factors that attracted foreign investors to Selangor, especially, with Japan remaining as the State's largest foreign investor, contributing a total of 13 projects. This is followed by Singapore with 18 projects and China with five projects.

Hence, PKNS and its Group of Subsidiaries need to explore beyond the comfort zone and broaden our horizons in the global marketplace. The joint venture between PKNS and its Group of Subsidiaries, along with other investing companies from other countries, should significantly grow together, so that PKNS can be positioned as the premier development entity in Malaysia.

#### **ELEVATING THE DIGNITY OF WOMEN AS LEADERS**

The Selangor State Government, has never been radical, stereotypical or bias towards any genders. We strongly believe in the phrase of, "the hand that rocks the cradle, is the hand that rules the world", which means that women do have the capacity to rule the world. The women can also be the movers and the shakers of industries. The State Government

appreciates and looks highly upon the leadership qualities of women in the state.

I am also proud to note PKNS' recognition of the women's contributions in this establishment, whereby Y.Bhg. Datin Paduka Dr. Hajah Noraida binti Haji Mohd Yusof was evidently appointed as the first woman to occupy the post of Chief Executive Officer of PKNS, inevitably raising the status and dignity of women. The appointment is also a reflection of the State Government's commitment which places transparency and integrity as the fundamental basis of governance. Congratulations to all PKNS' personnel for the appointment of the new Chief Executive Officer.

#### **EXPECTATIONS AND RECOGNITIONS**

PKNS has sufficiently gained knowledge and experience of 53 years, sufficient enough, to earn and strengthen its position, to stand firmly ahead of the other State Economic Development Corporation (PKEN). However, we should not rest on our laurels and feel too complacent with PKNS' current achievement.

I truly hope that PKNS will continue to maintain its legacy of excellence and can climb to a higher point on the ladder of success to be better than what has been achieved today. Everyone in PKNS should display a steadfast cooperation and commitment to ensure that PKNS continues to be the ultimate corporation of PKEN in Malaysia.

Owing to the unwavering loyalty of PKNS' personnel, PKNS has progressed significantly in achieving its vast experiences and great success. With that, I would like to express my sincere gratitude from the bottom of my heart and congratulate everyone ranging from the Management, Division Heads, Senior Officers and all PKNS' personnel for their devoted sacrifices and relentless efforts the remarkable excellence of PKNS. Hopefully, in line with PKNS' primary objectives, PKNS' success will continue to rise progressively, thus realising the mission and vision of our organisation.

# Laporan Ketua Pegawai Eksekutif

## Chief Executive Officer's Review

Lembaran tahun 2017 menjadi satu lagi lipatan sejarah abadi buat PKNS bila mana pelbagai peristiwa yang berlaku sepanjang tahun. Antara peristiwa penting yang meresap ke dalam ingatan setiap anggota pastinya perasmian Bangunan Ibu Pejabat PKNS yang baharu.

Bermula pada bulan Februari 2017, PKNS telah beroperasi sepenuhnya di Bangunan Ibu Pejabat di Seksyen 14, Shah Alam. Bangunan ini telah menjadi satu mercu tanda baharu dengan mengetengahkan konsep *Green Building* dilengkapi dengan pelbagai ciri pintar dan inisiatif hijau.

Pembinaan bangunan ini menjadi satu lambang kepada pengukuhan PKNS sebagai Perbadanan Kemajuan Ekonomi Negeri (PKEN) terbaik di Malaysia. PKNS juga sangat berbangga apabila Duli Yang Maha Mulia Sultan Selangor telah berkenan untuk menyempurnakan perasmian Bangunan Ibu Pejabat PKNS pada 1 Ogos 2017 bersempena dengan ulangtahun PKNS yang ke-53.

### PRESTASI JUALAN HARTANAH PKNS

PKNS masih utuh dengan teras perniagaan dalam industri hartanah dan hampir 70% pendapatan PKNS disumbang oleh pendapatan operasi iaitu jualan bangunan, pajakan tanah dan penswastaaan.

Sebanyak sembilan projek daripada 12 projek yang disasarkan telah berjaya dilancarkan sepanjang tahun 2017. Manakala, bagi rekod

kutipan jualan hartanah keseluruhan mengikut wilayah dari 1 Januari sehingga 31 Disember, Wilayah Tengah mencatatkan jumlah keseluruhan hasil kutipan sebanyak RM72.33 juta, Wilayah Utara sebanyak RM96.25 juta dan Wilayah Selatan sebanyak RM19.1 juta.

Rekod kutipan ini menjadikan jumlah kutipan keseluruhan untuk tahun 2017 bagi ketiga-tiga wilayah adalah sebanyak RM187.7 juta. Jumlah ini menunjukkan penurunan sebanyak RM6.22 juta jika dibandingkan dengan jumlah kutipan keseluruhan pada tahun 2016 dan pastinya keadaan ekonomi yang tidak menentu serta pasaran hartanah yang agak perlahan menjadi faktor penyumbang kepada penurunan ini.

Baki stok hartanah PKNS pula sehingga 31 Disember 2017 adalah sebanyak 1,110 unit dengan nilai jualan RM774.4 juta. Mungkin angka baki ini agak tinggi, namun PKNS optimis dengan strategi pemasaran, pakej-pakej promosi dan insentif jualan menarik yang sedang ditambah baik untuk tahun 2018 mendatang akan dapat membantu PKNS melonjakkan jualan hartanah PKNS.

### PRESTASI KEWANGAN PKNS

Walaupun dalam keadaan ketidakstabilan ekonomi negara yang membawa impak besar kepada pelbagai industri, PKNS terus kukuh dalam merekodkan prestasi kewangan yang agak cemerlang sepanjang tahun 2017.

Pendapatan dicatatkan berjumlah RM624.4 juta pada tahun 2017, berbanding RM825.9 juta pada tahun 2016. Keuntungan yang diterima pada tahun 2017 adalah hasil daripada keuntungan pendapatan operasi PKNS menerusi jualan bangunan, jualan tanah dan penswastaaan, di samping penerimaan dividen daripada syarikat bersekutu PKNS. Variasi strategi yang baru sedang dirangka bagi memastikan PKNS dapat melonjakkan keuntungan menerusi pendapatan operasi pada tahun akan datang.

### SELANGOR CYBER VALLEY STRATEGI LUBUK PENDAPATAN

Sebagai langkah untuk meningkatkan pendapatan dan memperluas cabang perniagaan, PKNS mendukung aspirasi Kerajaan Negeri Selangor bagi membangunkan sebuah Bandar Pintar (*Smart City*) di Selangor Cyber Valley (SCV).

Pusat pertumbuhan baharu berkonsepkan Bandar Pintar Hijau dengan keluasan 1,229.03 ekar dan terletak berhampiran Cyberjaya bakal menjadi pusat tumpuan para pelabur lokal dan global.





Sebagai langkah untuk meningkatkan pendapatan dan memperluas cabang perniagaan, PKNS mendukung aspirasi Kerajaan Negeri Selangor bagi membangunkan sebuah Bandar Pintar (*Smart City*) di Selangor Cyber Valley (SCV).

*PKNS supports the aspiration of the Selangor State Government to develop a Smart City (Smart City) in the Selangor Cyber Valley (SCV), as a step towards increasing revenue and expanding our business ventures.*

SCV merupakan pembangunan bercampur merangkumi kediaman, taman industri, pusat komersial dan institusi pendidikan, dilengkapi saluran rangkaian kabel gentian optik berkelajuan tinggi selain peranti pengesanan alam sekitar bagi tujuan indikasi kualiti udara selain kemudahan awam.

Projek dengan nilai pembangunan kasar RM16.9 bilion ini menerapkan lapan elemen bandar pintar iaitu Bandar Selamat, Bandar Mesra Perniagaan, Bandar Efisyen, Bandar Pendidikan, Bandar Hijau, Bandar Inovasi, Bandar Komuniti Pintar dan Premis Pintar.

Projek ini yang dijangka siap sepenuhnya menjelang tahun 2027 akan menjadi 'game changer' kepada lanskap ekonomi Selangor secara keseluruhannya dan sekaligus bakal membawa nama PKNS gah setanding dengan pemaju antarabangsa.

#### **TANGGUNGJAWAB SOSIAL KORPORAT (CSR) PKNS**

Dalam kesibukan memacu pembangunan fizikal negeri Selangor, PKNS juga sentiasa komited dalam membantu pembangunan secara holistik dari aspek modal insan dan sosial masyarakat. PKNS sebagai agensi yang prihatin meletakkan pelanggan kami yang juga rakyat negeri sebagai tunggak utama dalam setiap pembangunan.

Pembangunan komuniti menjadi asas kepada kelestarian sesuatu pusat pertumbuhan. Menyedari faktor modal insan ini, PKNS sentiasa berusaha untuk membantu berkongsi hasil keuntungan kembali semula kepada masyarakat melalui pengagihan wang zakat dan rangkaian inisiatif CSR.

Bagi tahun 2017, PKNS telah memperuntukkan sebanyak RM1.4 juta untuk diagihkan semula kepada masyarakat setempat melalui program-program yang telah dilaksanakan, antaranya program baik pulih rumah, program pembangunan muallaf, sumbangan kepada Tabung Kebajikan Perubatan Malaysia dan sebagainya.

PKNS juga menyediakan platform perniagaan buat golongan asnaf dengan kerjasama TERAS dan Hijrah Selangor melalui penganjuran Program Kasih PKNS Merakyatkan Ekonomi Selangor yang diadakan di Kompleks PKNS Shah Alam. PKNS percaya selain tujuan utama untuk mendapatkan keberkatan di dalam setiap perniagaan dan keuntungan program sebegini secara langsung dapat mewujudkan hubungan baik antara PKNS dengan masyarakat dan agensi kerajaan atau badan bukan kerajaan (NGO) yang terlibat di bawah Program CSR PKNS.

#### **BERSAMA MENGHADAPI CABARAN MENDATANG**

PKNS akan terus mendepani cabaran mendatang yang mungkin akan menjadi lebih mencabar dengan senario ekonomi dan pertumbuhan pasaran hartanah yang dijangka akan kekal perlahan. Namun begitu, saya meletakkan kepercayaan sepenuhnya kepada warga kerja PKNS untuk melakukan yang terbaik dan melipatgandakan usaha dalam memangkin kemajuan PKNS.

Dengan budaya kerja berintegriti, komitmen yang jitu dan disulam dengan Nilai-Nilai Bersama PKNS, pastinya PKNS dapat dipacu ke aras yang lebih tinggi. Terima kasih yang tidak terhingga buat semua warga kerja PKNS yang menjadi teras sistem sokongan atas sinergi berpasukan mantap sehingga dapat membawa kejayaan demi kejayaan buat PKNS.

*The year 2017 saw how PKNS continuously evolved, by venturing into many significant events, thus creating impactful, historical events along the way. This also included the launching of the new, corporate PKNS Headquarters Building, thus marking another significant milestone for PKNS.*

*PKNS fully operates from its Headquarters Building in Section 14, Shah Alam, effective last February. The building, is the new landmark in Shah Alam, which incorporates the concept of environmental -friendly, Green Building with various smart features and green initiatives.*

*The construction of this building serves as symbol of strength for PKNS, highlighting PKNS as the best State Economic Development Corporation (PEN) in Malaysia. PKNS highly appreciates that His Royal Highness the Sultan of Selangor has agreed to grace the inauguration of PKNS Headquarters Building on August 1, 2017 which was in conjunction with the 53<sup>rd</sup> anniversary of PKNS.*

#### **SALES PERFORMANCE OF PKNS PROPERTY**

*PKNS, strongly operates its core business of the property industry, of which nearly 70% of PKNS' income is contributed by income generated from operations, like sales of buildings, land lease and privatisation.*

*Throughout the year 2017, a total of nine projects out of 12 targeted projects were successfully launched. Meanwhile, in terms of the recorded total sales of property based on regions from January 1 till December 31, Central Region has recorded a total revenue of RM72.33 million, followed by Northern Region of RM96.25 million and South Region of RM19.1 million.*

The total collection for these three regions was recorded at RM187.7 million, for the year 2017. This figure showed a decline of RM6.22 million, compared to the total collection in 2016, owing to the contributing factors of uncertain economic situation as well as the sluggish property market.

As at December 31, 2017 the balance of PKNS's property stocks stood at 1,110 units with a sales value of RM774.4 million. Perhaps this balance is perceived to be quite high, but PKNS is optimistic that the improvised marketing strategies, promotional packages and attractive sales incentives for the upcoming year of 2018 would aid in boosting the sales of PKNS' real estate.

#### **FINANCIAL PERFORMANCE OF PKNS**

Despite the economic instability of the country which had impacted various industries, PKNS remained steadfast in recording outstanding performance throughout the year 2017.

The year of 2017 saw PKNS' continued success in recording a solid financial performance throughout the year, despite the country's economic uncertainty, which had impacted various industries. Revenue was recorded at RM624.4 million in 2017, compared to RM825.9 million in 2016. Profit received in 2017 was contributed by PKNS' operating earnings gained through sales of buildings, sales of land, privatisation and also through the dividends received from the associated companies of PKNS. A variety of new strategies are being developed to ensure that PKNS can boost profits through revenue operations in the coming year.

#### **SELANGOR CYBER VALLEY: THE GOLDMINE STRATEGY**

PKNS supports the aspiration of the Selangor State Government to develop a Smart City (Smart City) in

the Selangor Cyber Valley (SCV), as a step towards increasing revenue and expanding our business ventures. Strategically located near Cyberjaya, this new growth centre which covers an area 1,229.03 acres, features a smart green city concept, is expected to be the investment attraction of local and global investors.

SCV is a mixed development encompassing residential units, industrial parks, commercial centres and educational institutions, that is equipped with high speed fiber optic cable networks, also provides environmental detection devices for the purpose of indicating air quality as well as public amenities.

This RM16.9 billion gross development project embraces eight smart city elements of safe city, business-friendly, efficient city, education city, green city, city of innovation, smart community city and smart premises.

Expected to be completed by 2027, this project would be a game changer to the overall scenario of Selangor's economy and would place PKNS on par with other international developers.

#### **CORPORATE SOCIAL RESPONSIBILITY (CSR) OF PKNS**

PKNS is also committed to helping holistic development in terms of human and social capital as part of the efforts to intensify the physical development of Selangor. Being a caring agency, PKNS always places our customers, who are also the state citizens, as the main drivers of every development.

Basically, the sustainability of a growth centre, is very much dependable on community development, which makes community development, a basis of sustainability. Recognising this as a human capital factor, PKNS always strives to give back to the

community, through the distribution of zakat money and the network of CSR initiatives.

PKNS has allocated a sum of RM1.4 million to redistribute to local communities through implemented programmes, which also included the home improvement programmes, muallaf development programmes, donations to the Malaysian Medical Welfare Fund and others, for the year of 2017.

PKNS had collaborated with TERAS and Hijrah Selangor, to provide a business platform for the asnaf group, through the organising of "PKNS Merakyatkan Ekonomi Kasih" Programme, which was held at Kompleks PKNS Shah Alam. We believe that apart from gaining the blessings in our business and profits, it also directly, establishes a great relationship between PKNS with the public and government agencies or non-governmental organisations (NGOs), which are involved under the PKNS CSR Programme.

#### **MEETING UPCOMING CHALLENGES WITH THE SPIRIT OF TOGETHERNESS**

The coming year may be more challenging, owing to the expected slowdown of the economic scenario and the uncertain growth of the real estate market. However, I place my utmost trust in PKNS' employees to do their best and to double their efforts, in order to effectuate PKNS' progress.

By embracing a high-performance work culture of integrity, driven by continuous commitment and the Shared Values of PKNS, I am very certain that these practising traits would further drive the economic growth of PKNS. I wish to record my immense gratitude to all PKNS employees, a great team synergy and also our core support system, for PKNS' accomplished success.

# Sistem Skor Prestasi PKNS dan Anak Syarikat

## Performance Scoring System of PKNS and Subsidiaries

PKNS telah mewujudkan dan melaksanakan sistem skor prestasi bermula pada tahun 2015, selari dengan kewujudan Pelan Perancangan Strategik PKNS Lima (5) tahun bagi penggal 2015 – 2019. Sistem skor prestasi ini bertujuan untuk memantau dan menilai prestasi pencapaian PKNS dan anak syarikat PKNS, secara sistematik dan berkala berdasarkan kepada perancangan strategik yang dibentuk, melalui KPI yang diperturunkan kepada bahagian-bahagian yang terlibat.

Pencapaian prestasi semasa dan KPI di peringkat PKNS, mahupun anak syarikat dapat dinilai dan diurus tadbir dengan lebih sistematik melalui pencapaian skor yang diperolehi daripada laporan bulanan KPI yang dihantar oleh setiap bahagian di PKNS. Skor yang diperolehi daripada laporan bulanan ini, yang akan membentuk Skor Utama bagi pencapaian keseluruhan PKNS.

Secara keseluruhannya, pencapaian prestasi PKNS 2017 menunjukkan pencapaian skor prestasi pada kedudukan sederhana dan memuaskan, iaitu pada kedudukan 2.86 berbanding tahun 2016 yang mencapai prestasi skor 2.89.

Kegagalan mencapai KPI utama yang melibatkan pembinaan projek dan penjualan projek-projek hartanah sehingga akhir tahun, secara langsung telah menyumbang kepada penurunan prestasi ini.

Walau bagaimanapun, pada tahun 2018, PKNS dijangka akan mencapai sasaran skor yang telah ditetapkan oleh Pengurusan Tertinggi PKNS, iaitu sasaran skor melebihi 4.0, kesan daripada beberapa strategi penambahbaikan terhadap perancangan pembangunan dan jualan projek-projek PKNS.

*PKNS has crafted and implemented a performance scoring system since 2015, in line with the Five (5) year PKNS Strategic Planning Plan of 2015-2019. This performance scorecard is based on the strategically planned KPIs, which is aimed to monitor and evaluate the performance of PKNS and its subsidiaries, systematically and periodically.*

*The current performance and KPIs of PKNS and its subsidiaries, are more systematically evaluated and managed through the monthly submission of the KPIs reports by each division of PKNS. The achievement is measured based on the accumulated scores obtained from these monthly reports, thus forming the Main Score for the achievement of the entire PKNS.*

*In 2017, PKNS achieved a moderate and satisfying overall performance score of 2.86, as compared to 2016 which achieved an overall score of 2.89. The decline in performance was directly contributed by the failure to*

*achieve the key KPIs in relation to the construction of projects and the sale of real estate projects until the end of the year.*

*However, in 2018, PKNS is expected to achieve the target score of more than 4.0, which is set by the PKNS Supreme Management, owing to some improvement of strategies on development and sales planning of PKNS projects.*

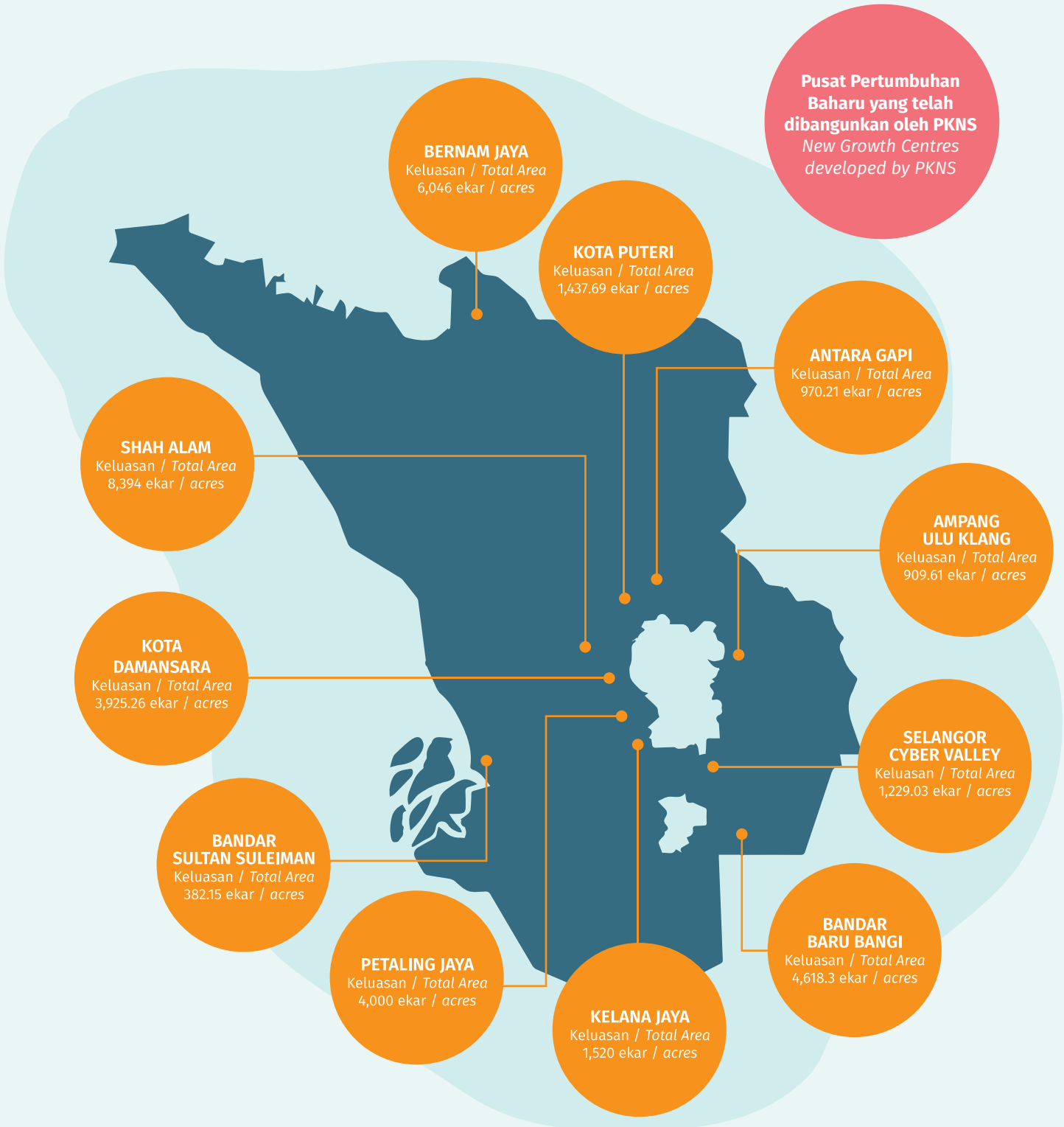
Skor Prestasi pada 2016 & 2017  
Performance Score in 2016 & 2017



# Pusat Pertumbuhan Baharu

## New Growth Centres

**Pusat Pertumbuhan Baharu yang telah dibangunkan oleh PKNS**  
*New Growth Centres developed by PKNS*



Sejak penubuhannya pada 1 Ogos 1964, PKNS sentiasa aktif dalam merencanakan pembangunan negeri Selangor serta menjana sosio-ekonomi rakyat. PKNS menggalakkan kestabilan, keharmonian dan keadilan sosial untuk mencapai visi PKNS dan negara yang direalisasikan melalui pembangunan pusat pertumbuhan baharu, perumahan, perindustrian, perniagaan dan pelaburan.

Visi ini selaras dengan Dasar Pembangunan Negara yang bertujuan untuk mewujudkan kesejahteraan sosial dan ekonomi rakyat dengan mengimbangi pembangunan bandar dan luar bandar.

Pembangunan pusat pertumbuhan baharu ini juga meliputi perancangan memperluaskan pembinaan projek rumah mampu milik oleh PKNS dan anak syarikat yang telah mengenal pasti beberapa lokasi yang perlu dimajukan sehingga tahun 2020 seperti di Gombak, Kota Puteri, Antara Gapi, Selangor Cyber Valley (SCV) dan Bernam Jaya.

Sehubungan itu, PKNS juga sentiasa berusaha meneroka kawasan yang vibran dan lestari bagi melahirkan suasana kehidupan komuniti yang berlestari dan mengambilkira kesan kepada alam sekitar berpandukan strategi pembangunan Negeri Selangor dalam membangunkan pusat pertumbuhan baru.

Selain daripada menitikberatkan elemen kemodenan yang sempurna dengan keunikan konsep tersendiri, PKNS juga telah memperkenalkan konsep bandar pintar dalam pembangunan pusat pertumbuhan barunya seperti di Selangor Cyber Valley (SCV).

### SELANGOR CYBER VALLEY

Y.A.B. Dato' Seri Mohamed Azmin bin Ali, selaku Menteri Besar Selangor dan juga Pengerusi PKNS telah menyempurnakan pelancaran projek pembangunan terbaharu berkonsepkan bandar pintar, iaitu Selangor Cyber Valley (SCV).

SCV yang berkeluasan 1,229.03 ekar, telah dibangunkan oleh PKNS pada tahun 2007, terletak berhampiran Cyberjaya dan merupakan perintis kepada pembangunan bercampur yang berkonsepkan bandar pintar. SCV merangkumi kediaman, taman industri, pusat komersial dan institusi pendidikan. Bandar pintar ini dilengkapi dengan saluran rangkaian kabel gentian optik berkelajuan tinggi selain peranti pengesanan alam sekitar bagi tujuan indikasi kualiti udara selain kemudahan awam.

Projek pembangunan SCV yang juga dikenali sebagai "Smart City" itu bakal menerapkan lapan elemen bandar pintar iaitu Bandar Selamat, Mesra Perniagaan, Bandar Efisyen, Bandar Pendidikan, Bandar Hijau, Bandar Inovasi, Bandar Komuniti Pintar dan Premis Pintar.

Daripada 1,229.03 ekar, SCV dibahagikan kepada 11.35% untuk kawasan perumahan, 20.69% kawasan komersial, 31.52% kawasan perindustrian, 3.43% kawasan lapang, 4.78% kawasan institusi dan 28.22% kawasan infrastruktur.

Beberapa projek hartanah PKNS telah dibangunkan di kawasan bandar pintar tersebut. Antaranya ialah Pangsapuri Servis Moden (Vega Residensi 1 & 2), di mana Vega Residensi 1 telah dilancarkan dan

diduduki. Vega Residensi 2 pula, dijangka siap pada tahun 2019.

PKNS menjalinkan projek usahasama dengan Raudhah City Development Sdn Bhd dalam projek pembangunan bercampur yang berkonsepkan "Bandar Raya Islam". Projek bandar Islam yang pertama di dunia ini, dikenali sebagai Projek PKNS - Raudah Ville, projek yang melibatkan 300 unit rumah link (2 dan 3 tingkat).

Pembangunan projek ini akan dilakukan secara berperingkat, dengan memberi fokus kepada empat kluster ekonomi utama iaitu hab pendidikan awal berasaskan kaedah montessori Islam, pendidikan tinggi dan hab pelancongan, perubatan, hab kandungan halal, multimedia

Vega Residensi 1





Vega  
Residensi 2

kreatif serta hab kewangan dan komersil. Selain daripada itu, projek pembangunan bercampur di SCV ini juga dilengkapi dengan surau, pondok pengawal, komuniti berpagar, CCTV, rumah kelab, EV charging dan tong kitar semula.

Projek yang bercirikan Islam moden ini, dijangka siap pada bulan Disember 2020.

Laluan strategik dan akses mudah ke pusat bandar menerusi jaringan lebuh raya utama seperti Lebuh raya ELITE, Lebuh raya Lembah Klang Selatan (SKVE) dan Lebuh raya MEX, secara tidak langsung telah meletakkan SCV sebagai sebuah bandar terancang dilengkapi perkhidmatan jalur lebar berkelajuan tinggi dengan sistem e-perkhidmatan

bagi hab kediaman dan komersial yang menitikberatkan 'work-live-play' bagi mencerminkan gaya hidup moden.

Projek SCV kini, 20 peratus siap dan dijangka siap sepenuhnya pada 2027. SCV mampu dijadikan sebagai kawasan tarikan bagi peluang pelaburan dan perniagaan setaraf bandar-bandar di sekitarnya seperti Putrajaya dan Cyberjaya.

*PKNS plays an active role in administering the development of Selangor as well as generating socio-economy of the people, since its establishment on August 1, 1964. PKNS promotes stability, harmony and social justice to achieve the vision of PKNS and the nation, which*

*is realised through the development of new growth centres, housing, industry, business and investment.*

*In line with the National Development Policy, this vision is aimed at creating the social and economic well-being of the people by striking a balance between the urban and rural development.*

*The development of this new growth centre also includes the plan to expand the construction of affordable housing projects by PKNS and its subsidiaries and have identified several locations, such as Gombak, Kota Puteri, Antara Gapi, Selangor Cyber Valley (SCV) and Bernam Jaya, which would be developed until the year 2020.*

*In this regard, based on Selangor's development strategy of developing new growth centres, PKNS is always striving to explore vibrant and sustainable areas to create a sustainable community living environment, taking into consideration the effect of the development on the environment.*

*Apart from emphasising on the perfect modernity elements with their uniqueness concepts, PKNS has also initiated a smart city concept in its new growth centre, like the one in Selangor Cyber Valley (SCV).*

#### **SELANGOR CYBER VALLEY**

*The launching of the new smart city concept development project, the Selangor Cyber Valley (SCV), was completed by Y.A.B. Dato 'Seri Mohamed Azmin bin Ali, the Selangor Menteri Besar and PKNS Chairman.*

The SCV of 1,229.03 acres, which was developed by PKNS in 2007, is located near Cyberjaya, and is a pioneer to the mixed development of a smart city concept. The mixed development of SCV covers residential, industrial parks, commercial centres and educational institutions. The smart city is equipped with high speed fibre optic cable network as well as environmental detection devices for the purpose of indicating air quality are also installed, besides providing complete public facilities.

The SCV development project, also known as “Smart City”, will embrace eight smart city concepts of Safe City, Business-Friendly, Efficient City, Education City, Green City, Urban Innovation, Smart Community City and Smart Premises.

SCV is divided into 11.35% for residential areas, 20.69% commercial areas, 31.52% industrial areas, 3.43% open space, 4.78% of institutional areas and 28.22% of infrastructure areas on a 1,229.03-acre land. This smart city element is being developed

in construction stages before it is further developed throughout the city.

Some PKNS real estate projects that have been developed in these smart urban areas are Vega Residency Serviced Apartments (Residency 1 & 2), where Vega Residency 1 has been launched and occupied. As for Vega Residensi 2, it is expected to be completed in 2019.

PKNS has partnered with the developer company, Raudhah City Development Sdn Bhd in the mixed development project of “Islamic City” concept. It is the first, modern Islamic city project in the world, known as the PKNS Project-Raudah Ville, a project involving 300 units of link houses (2 and 3 storeys).

The development of this project will be developed in stages, focusing on the four major economic clusters, which are the early education cluster, based on Islamic Montessori methods, higher education and tourism hub, medicine, halal content hub, creative multimedia as well as financial and commercial hubs. Apart from that, the

mixed development projects at SCV are also equipped with surau, guard huts, gated communities, CCTVs, club houses, EV charging and recycling bins.

This modern Islamic project is expected to be completed in December 2020.

Strategic routes and easy access to the city centres through major highways such as the ELITE Highway, the South Kelang Valley Expressway (SKVE) and the MEX Expressway, have consequentially placed SCV as a well-planned city equipped with high speed broadband service with e-service systems for the residential and commercial hubs, that emphasises on ‘work-live-play’ concept to reflect the modern lifestyle of today.

The SCV project is now 20 per cent completed and is expected to be fully completed by 2027. SCV serves as an urban attraction area for new investment and business opportunities which would be at par with its surrounding cities such as Putrajaya and Cyberjaya.





# Pembangunan Hartanah

## Property Development

PKNS komited menjadikan aktiviti pembinaan rumah mampu milik sebagai agenda utama dalam memperkasa pembinaan perumahan serta memperkukuh strategi khususnya dalam sektor hartanah bersesuaian dengan cabaran sosio-ekonomi semasa.

### PRESTASI PEMBANGUNAN & JUALAN HARTANAH

PKNS berpegang teguh kepada saranan Kerajaan Negeri Selangor dalam menjadikan Selangor sebagai sebuah negeri yang mampan dan berkeadilan khususnya kepada rakyat Selangor. PKNS sentiasa bersedia dengan alternatif-alternatif lain yang boleh digunakan bagi meningkatkan serta mengekalkan prestasi hartanah yang memberangsangkan walaupun keadaan ekonomi semasa turut memberi impak atau kesan kepada prestasi pembangunan dan jualan hartanah PKNS.

Pada tahun 2017, PKNS telah melancarkan sebanyak 777 unit hartanah menerusi sembilan projek seperti berikut:

- Rumah Berkembar 2 Tingkat, Antara Gapi
- Kedai Pejabat, The Strand, Kota Damansara
- Rumah Mampu Milik, Kota Puteri
- Rumah Link 2 Tingkat Seksyen 2, Kota Puteri
- Rumah Link 2 Tingkat Seksyen 8, Kota Puteri
- Kedai Pejabat 2 & 3 Tingkat, Laman 1, Bernam Jaya
- Rumah Kluster dan Berkembar, Laman 1, Bernam Jaya
- Rumah Link 2 Tingkat, Kuala Selangor
- Rumah Berkembar Seksyen 17, Shah Alam

*PKNS is committed to making the development of affordable homes as the main agenda in empowering housing construction and strengthening its strategy particularly in the real estate sector, which is in line with the current socio-economic challenges.*

### DEVELOPMENT PERFORMANCE & PROPERTY SALES

*PKNS is steadfast in supporting Selangor State Government's aspiration to make Selangor a state that gives prominence the sustainability and well-being of the people, especially to the people of Selangor. PKNS is well-equipped with alternatives that can be adopted to boost and sustain an encouraging property performance despite the current economic situation, which had adversely impacted PKNS' property development and sales performance.*

*In 2017, PKNS has launched 777 property units via their 9 implemented projects, which are as follows:*

- Double Storey Semi-Detached Houses, Antara Gapi.
- Office Shop Lots, The Strand, Kota Damansara.
- Affordable Homes, Kota Puteri.
- Double-Storey Houses, Section 2, Kota Puteri.
- Double-Storey Houses, Section 8, Kota Puteri.
- Double & 3- Storey Office Shop Lots, Laman 1, Bernam Jaya.
- Clustered and Semi- Detached Houses, Laman 1, Bernam Jaya.
- Double- Storey Link Houses, Kuala Selangor.
- Semi- Detached Houses, Section 17, Shah Alam.

Sehingga 31 Disember 2017, PKNS dan kumpulan secara keseluruhan telah berjaya membina sebanyak 160,384 unit rumah yang merangkumi pecahan seperti berikut:

*As at 31 December 2017, PKNS and its Group has successfully built an overall of 160,384 housing units which are apportioned as per below:*



# 60,883

Unit Rumah Kos Rendah  
Mampu Milik  
Units of Low Cost  
Affordable Homes



# 73,653

Unit Rumah Kos Sederhana  
Units of Medium Cost  
Affordable Homes



# 25,848

Unit Rumah Kos Tinggi  
Units of High Cost  
Affordable Homes

Projek yang telah siap dibina pada tahun 2017 / *Completed PKNS project for year 2017*



| No                    | Projek / Project  | Kawasan / Areas             | Jenis / Type              | Unit       |
|-----------------------|---|-----------------------------|---------------------------|------------|
| 1                     | Rumah Link 2 Tingkat, Fasa 2A<br><i>Double-Storey Houses</i>  | Seksyen 2A, Kota Puteri     | Sederhana / <i>Medium</i> | 42         |
| 2                     | Rumah Selangorku Idaman PKNS<br>Teres Jenis Town House 2 Tingkat<br><i>RSKU PKNS Double Storey Terrace<br/>Type Town Houses</i> | Seksyen 5, Kota Puteri      | Rendah / <i>Low</i>       | 198        |
| 3                     | Rumah Selangorku Idaman PKNS<br>Teres 2 Tingkat<br><i>RSKU PKNS Double Storey Link Houses</i>                                   | Seksyen 1, Antara Gapi      | Rendah / <i>Low</i>       | 80         |
| 4                     | Rumah Link 2 Tingkat Presint 10<br><i>Double Storey Link Houses</i>   | Seksyen U13, Alam Nusantara | Sederhana / <i>Medium</i> | 108        |
| <b>JUMLAH / TOTAL</b> |   |                             |                           | <b>428</b> |

### STRATEGI PEMASARAN

PKNS terus komited dalam meningkatkan kebolehpasaran dan jualan produk dan perkhidmatan hartanah PKNS. Strategi pemasaran yang telah dirancang dan dilaksanakan adalah;

- Strategi Promosi Bermusim
- Program *Reach Out to People Roadshow*
- Kajian Pasaran
- Pelancaran Semula
- Bahan-bahan Promosi dan Pengiklanan
- Bank Data Pelanggan / *Leads*
- *Pemasaran atas Talian*
- Pengedaran Risalah Secara Berkala

### MARKETING STRATEGIES

*PKNS commits to continuously enhance the marketability and sales of PKNS' property products and services. Some of the targeted and implemented marketing strategies are:*

- *Seasonal Promotion Strategy*
- *Reach Out to People Roadshow Programme*
- *Market research*
- *Relaunch*
- *Promotion and Advertising Materials*
- *Bank Customer Database / Leads*
- *Online Marketing*
- *Distribution of Periodical Brochures*

### RUMAH SELANGORKU IDAMAN PKNS

PKNS juga komited dalam meneruskan tumpuan menyediakan lebih banyak rumah mampu milik khusus bagi golongan berpendapatan rendah dan sederhana. Sehingga 2017, PKNS dan Kumpulan telah membina sebanyak 2,155 unit rumah mampu milik bagi memenuhi hasrat Kerajaan Negeri yang menasarkankan 20,000 unit rumah mampu milik secara berperingkat sehingga 2020.

## RUMAH SELANGORKU IDAMAN PKNS

PKNS has also committed to provide more affordable homes for the low- and middle-income earners. Up to 2017, PKNS and its Group have built 2,155 units of affordable homes to realise the State Government's targeted aim of providing 20,000 affordable homes, in stages by 2020.

# 2,155

unit keseluruhan projek RSKU sehingga Disember 2017  
units for the overall project of RSKU till December 2017

Sebanyak / A total of

# 66%

Projek RSKU dijalankan di Bukit Botak, Gombak  
RSKU projects were developed in Bukit Botak, Gombak

Projek RSKU oleh PKNS dan Kumpulan sehingga Disember 2017  
RSKU Project of PKNS till December 2017

| No. | Jenis / Type  | Kawasan / Areas        | Unit  |
|-----|---|------------------------|-------|
| 1.  | Rumah Berkembar<br><i>Double Storey Houses</i>                  | Bukit Botak, Gombak    | 1,422 |
| 2.  | Pangsapuri Damai Residensi<br><i>Damai Residence Apartments</i> | Bandar Baru Bangi      | 124   |
| 3.  | Rumah Teres 1 ½ Tingkat<br><i>1 ½ Storey Houses</i>             | Antara Gapi            | 129   |
| 4.  | Townhouse   | Seksyen 5, Kota Puteri | 198   |
| 5.  | Pangsapuri Seri Atria<br><i>Seri Atria Apartments</i>           | Subang Bestari         | 178   |
| 6.  | Pangsapuri Denai Alam<br><i>Denai Alam Apartments</i>           | Seksyen U12, Shah Alam | 104   |

Antara Projek Pembangunan PKNS yang telah dan akan menggunakan Sistem Pembinaan (IBS) adalah seperti berikut:  
Amongst the PKNS Development Projects which have adopted and will be adopting the Construction System (IBS) are as follows:

| Bil. | Kawasan / Area  | Sistem Pembinaan / Construction System   |
|------|---|--|
| 1.   | 129 Unit Rumah Teres 1 ½ Tingkat di Antara Gapi (Fasa 1)<br><i>129 Units of 1 1/2 Storey Link Houses in Antara Gapi (Phase 1)</i>                 | i. Formwork System<br>ii. Precast Component System (Half Slab)<br>iii. Block Work (Light Weight Block) |
| 2.   | 80 Unit Rumah Teres 2 Tingkat (20' x 60') di Antara Gapi (Fasa 2)<br><i>80 Units of Double Storey Houses (20' x 60') in Antara Gapi (Phase 2)</i> | Precast Component System (Half Slab)   |
| 3.   | 66 Unit Rumah Teres 2 Tingkat (18' x 60') di Rasa<br><i>66 Units of Double Storey Houses (18' x 60') in Rasa</i>                                  | Precast Component System (Half Slab)   |
| 4.   | 864 Unit Pangsapuri (1,000 kps) di Selangor Cyber Valley<br><i>864 Apartment Units (1,000 kps) in Selangor Cyber Valley</i>                       | Precast Component System (Gamuda IBS)<br>(Panel, Slab, Toilet Pan & Staircase)                         |

Selain daripada komponen IBS yang telah digunakan pada masa ini, PKNS turut mensasarkan penggunaan Komponen IBS yang lain seperti *Blockwork System* dan lain – lain '*Prefabricated Components*'.

*Apart from the existing IBS components, PKNS is also targeting the use of other IBS Components such as Blockwork System and other 'Prefabricated Components'.*

### PERKHIDMATAN PELANGGAN

Hari Mesra Pelanggan diadakan secara berterusan pada setiap tahun bagi memastikan kehendak serta kepuasan pelanggan dapat dipenuhi, seiring dengan Nilai Bersama yang diperkenalkan dan diterapkan di kalangan anggota PKNS. Program ini menyediakan platform secara langsung kepada pelanggan dan pihak PKNS, khususnya dari segi menyalurkan pandangan serta menerima maklum balas berkaitan produk-produk yang dihasilkan oleh PKNS dan Kumpulan Anak Syarikat pada masa kini dan hadapan, melalui saluran elektronik PKNS Careline seperti di Facebook, Twitter, SMS, QR code, email dan sebagainya.

Berikut adalah perbandingan yang telah dibuat mengenai aduan yang telah berjaya diselesaikan dari tahun 2014 sehingga tahun 2017.

| Tahun<br>Year | Aduan yang diterima<br>Received Complaints | Aduan yang berjaya diselesaikan<br>Resolved Complaints |
|---------------|--|--|
| 2014          | 1,934                                      | 1,934  |
| 2015          | 4,492                                      | 4,490  |
| 2016          | 4,099                                      | 3,574  |
| 2017          | 3,602                                      | 3,602  |

Pada tahun 2017, jumlah aduan yang diterima adalah sebanyak 3,602 dimana daripada jumlah tersebut sebanyak 100% iaitu 3,602 aduan telah berjaya diselesaikan dalam tempoh satu tahun tersebut.

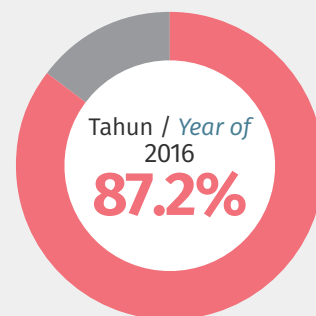
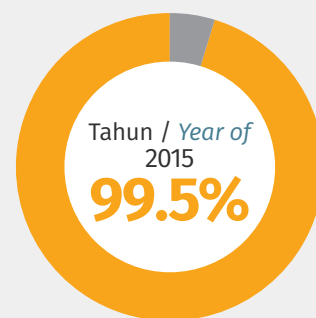
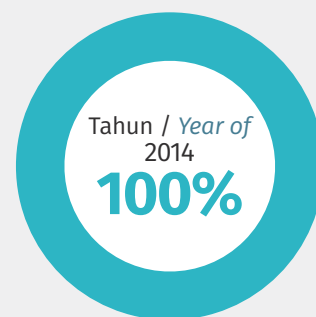
*In 2017, the number of complaints received was 3,602, out of which 100% from the 3,602 received complaints were successfully resolved within the one-year period.*

### PERKHIDMATAN PELANGGAN

*“Hari Mesra Pelanggan” is held annually to ensure that their customers’ needs are being met and satisfied, in line with the organisation’s Shared Values that are instilled in the PKNS members. The programme provides direct access for both customers and PKNS members, particularly in terms of channelling views and receiving feedback on current and future products produced by PKNS and its Subsidiaries, via PKNS Careline electronic channels such as Facebook, Twitter, SMS, QR code, email and others.*

*Below is the table of comparison in relation to complaints that have been resolved from the year of 2014 till the year of 2017.*

**Peratus (%) aduan yang berjaya diselesaikan:**  
Percentage (%) of resolved complaints:



# Kawasan Perindustrian

## Industrial Areas

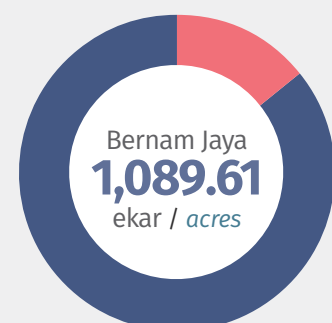
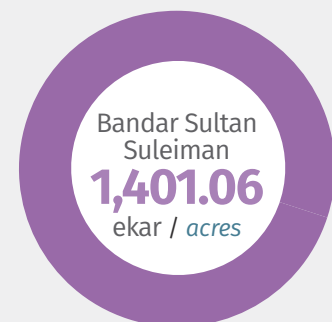
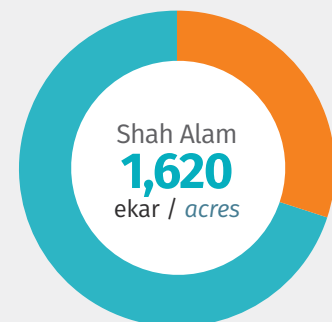
Sektor perindustrian merupakan penyumbang kepada pertumbuhan ekonomi Negeri Selangor. Dalam usaha meneruskan matlamat bagi mengembangkan sektor perindustrian di negeri Selangor, kawasan perindustrian dan Kawasan Industri Kecil dan Sederhana (IKS) seluas 6,662.64 ekar sedang dimajukan oleh PKNS melibatkan kawasan-kawasan seperti berikut:

*The industrial sector also contributes to the growth economy of the state of Selangor. The industrial as well as the Small and Medium Industries (SMI) industries, are being developed by PKNS on 6,901.96 acres of areas in order to continue the aim of expanding the industrial sectors in Selangor. The affected areas are:*

Senarai kawasan perindustrian serta keluasan  
*Table of industrial areas and their land areas*

| Daerah<br><i>District</i> | Bandar Baru / Kawasan<br><i>New Township / Areas</i> | Keluasan (ek)<br><i>Area (ac)</i> |
|---------------------------|--|-----------------------------------|
| PETALING                  | Petaling Jaya  | 894.89                            |
|                           | Ampang Ulu Kelang                                    | 95.02                             |
|                           | Kelana Jaya  | 200.34                            |
|                           | Shah Alam  | 1,620.00                          |
| KLANG                     | Bandar Sultan Suleiman                               | 1,401.06                          |
| HULU LANGAT               | Bandar Baru Bangi                                    | 510.93                            |
| HULU SELANGOR             | Bernam Jaya  | 1,089.61                          |
|                           | Zurah  | 336.91                            |
| GOMBAK                    | Kota Puteri  | 103.37                            |
| SEPANG                    | Selangor Cyber Valley                                | 409.51                            |
| KUALA SELANGOR            | Kuala Selangor                                       | 0.42                              |
| SABAK BERNAM              | Sabak Bernam   | 0.58                              |
| <b>JUMLAH / TOTAL</b>     |  | <b>6,662.64</b>                   |

Keluasan tanah industri terbesar  
pada tahun 2017  
*Largest industrial land areas  
in 2017*



# Pelaburan

## Investment

Sehingga 2017, PKNS masih giat meneruskan kemaraannya dalam aktiviti pelaburan menerusi dua belas (12) Anak Syarikat dan tiga belas (13) Syarikat Bersekutu yang masih aktif beroperasi. Walaupun keadaan ekonomi kekal mencabar, terutama sekali dalam persekitaran ekonomi yang sukar serta persaingan sengit dalam pasaran hartanah semasa, PKNS kekal komited sebagai pemaju hartanah terunggul di Negeri Selangor dalam meningkatkan pertumbuhan ekonomi negeri Selangor.

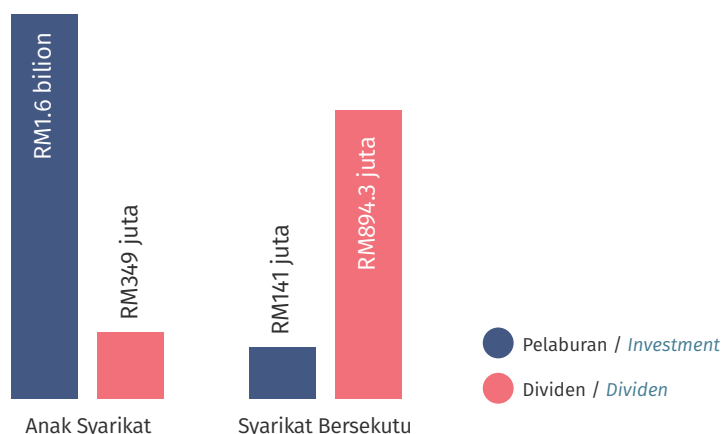
Sehingga 2017, PKNS telah melabur sebanyak RM1.6 bilion dalam aktiviti Anak-Anak Syarikat dengan pulangan dividen terkumpul sebanyak RM349.8 juta.

Sementara itu sehingga 2017, PKNS telah melabur sebanyak RM141 juta dalam aktiviti Syarikat-Syarikat Bersekutu dengan pulangan dividen terkumpul sebanyak RM894.3 juta.

*Being the leading property developer in the State of Selangor in boosting Selangor's economic growth, PKNS remains committed as an active investor of their twelve (12) Subsidiaries and thirteen (13) Associated Companies throughout 2017, despite the challenging economic conditions and tough competition in the current property market.*

*As at 2017, PKNS has invested a total of RM1.6 billion with a return of 349.8 million in accumulated dividends via their Subsidiaries.*

*Meanwhile, PKNS has also invested a total of RM 141 million with a return of 894.3 million in accumulated dividends via their Associated Companies.*



Berikut adalah 12 Anak Syarikat dan 10 Syarikat Bersekutu yang telah menyumbang kepada pulangan dividen bagi pelaburan jangka panjang yang ditetapkan:

*The followings are the 12 Subsidiaries and 13 Associated Companies which have contributed to the dividend returns of said investments:*

### ANAK-ANAK SYARIKAT

PKNS Engineering & Construction Berhad  
 De Palma Management Services Sdn. Bhd.  
 Selangor Industrial Corporation Sdn. Bhd.  
 SACC Convec Sdn. Bhd.  
 Selgate Corporation Sdn. Bhd.  
 Datumcorp International Sdn. Bhd.  
 Akademi PKNS Sdn. Bhd.  
 PKNS Real Estate Sdn. Bhd.  
 PI Brilliant Berhad  
 Selaman Sdn. Bhd.  
 Worldwide Holdings Berhad  
 Kelana Property Development Sdn. Bhd.

### SYARIKAT - SYARIKAT BERSEKUTU

Kundang Properties Sdn. Bhd.  
 Ligamas Sdn. Bhd.  
 PKNS - LFD Sdn. Bhd.  
 Bangi Resort & Dev. Corp. Sdn. Bhd.  
 Sunway PKNS Sdn. Bhd.  
 Selangor Polo Sdn. Bhd.  
 KESAS Holdings Berhad  
 Tropicana Indah Sdn. Bhd.  
 GLM Emerald (Sepang) Sdn. Bhd.  
 MUST Ehsan Development Sdn. Bhd.

# Prestasi Kewangan

## Financial Performance

### PKNS DAN KUMPULAN

Secara keseluruhan PKNS dan Kumpulan telah mencatatkan pendapatan berjumlah RM1,108.3 juta dan keuntungan sebelum cukai dan zakat berjumlah RM136.6 juta pada tahun 2017, berbanding pendapatan RM1,276.9 juta dan keuntungan sebelum cukai dan zakat berjumlah RM303.3 juta pada tahun 2016.

Pendapatan yang diterima bagi tahun 2017 adalah hasil daripada pendapatan daripada sektor Pembangunan Hartanah dan Alam Sekitar yang mana merupakan penyumbang utama kepada pendapatan PKNS dan Kumpulan. Manakala, keuntungan sebelum cukai dan zakat adalah hasil keuntungan daripada sektor Pegangan Pelaburan melalui penerimaan dividen daripada syarikat bersekutu PKNS dan anak syarikat, disamping keuntungan daripada sektor Pembangunan Hartanah dan Alam Sekitar.

Sehingga 31 Disember 2017 PKNS dan Kumpulan mempunyai harta berjumlah RM8,684.6 juta dan keuntungan terkumpul PKNS dan Kumpulan ialah RM5,832.8 juta.

### PKNS

Secara keseluruhan PKNS telah mencatatkan pendapatan berjumlah RM624.4 juta dan keuntungan sebelum cukai dan zakat berjumlah RM116.0 juta pada tahun 2017, berbanding pendapatan RM825.9 juta dan keuntungan sebelum cukai dan zakat berjumlah RM323.5

juta pada tahun 2016. Keuntungan yang diterima pada tahun 2017 adalah hasil daripada keuntungan pendapatan operasi PKNS menerusi jualan bangunan, jualan tanah dan penswastaan, disamping penerimaan dividen daripada syarikat bersekutu PKNS. Manakala, keuntungan yang tinggi pada tahun 2016 adalah hasil daripada pendapatan bukan operasi melalui penerimaan dividen ekoran penstruktur semula anak syarikat PKNS.

Sehingga 31 Disember 2017, PKNS mempunyai harta berjumlah RM6,656.1 juta yang terdiri daripada RM3,795.1 juta harta semasa, RM195.6 juta harta tetap, RM227.0 juta pelaburan hartanah, RM1,983.0 juta pelaburan dan RM455.4 juta lain-lain harta. Manakala keuntungan terkumpul PKNS pula adalah berjumlah RM4,890.8 juta.

### PKNS AND ITS GROUP

*For the financial year ended 31 December 2017, PKNS and its Group of Companies have recorded an overall total revenue of RM1,108.3 million and profit before tax and zakat amounting of RM136.6 million, compared to revenue of RM1,276.9 million and profit before tax and zakat amounting of RM303.3 million in 2016.*

*Revenue received for 2017 was gained from the earnings of the Property and Environmental Development sector which is a major contributor to PKNS and the Group's revenue. Whereas,*

*pre-tax profit and zakat profit was contributed by the Investment Holding sector through dividends received from the PKNS' associated companies and subsidiaries, besides profits gained from the Property and Environmental Development sector.*

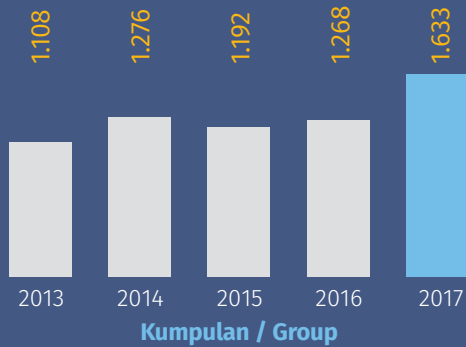
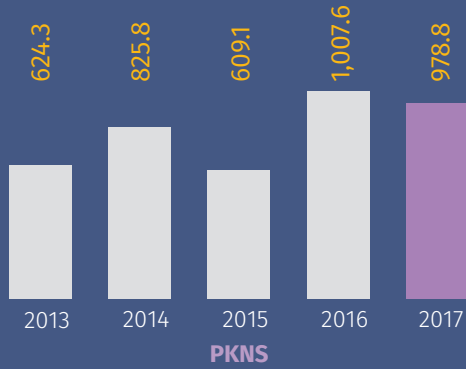
*As at 31 December 2017 PKNS and the Group's total assets stood at RM8,684.6 million and the accumulated profit of PKNS and the Group is RM5,832.8 million.*

### PKNS

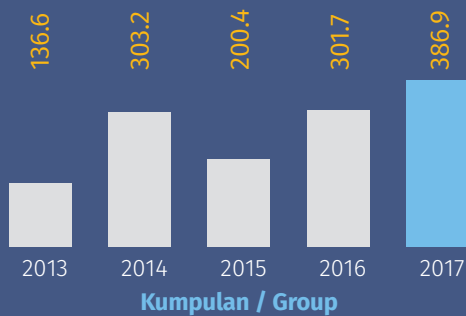
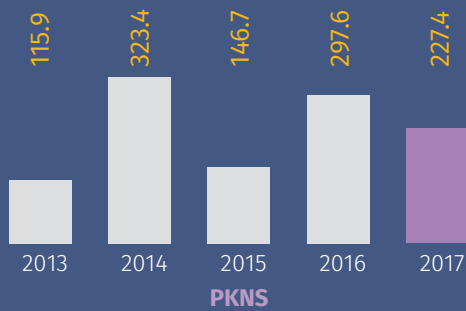
*PKNS has recorded an overall revenue of RM624.4 million and profit before tax and zakat amounting of RM116.0 million in 2017, compared to revenue of RM825.9 million and profit before tax and zakat amounting of RM323.5 million in 2016. Profits earned in 2017 was mainly due to PKNS' operating income gained through sales of buildings, land sales and privatisation, as well as dividends received from PKNS' associated companies. Meanwhile, the increased profit in 2016 was caused by the non-operating income through the dividends received following the restructuring of PKNS' subsidiaries.*

*As of 31 December 2017, PKNS' assets stood at RM6,656.1 million, which comprised of RM3,795.1 million current assets, RM195.6 million fixed assets, RM227.0 million property investment, RM1,983.0 million other owned properties. Meanwhile PKNS' accumulated profit stood at RM4,890.8 million.*

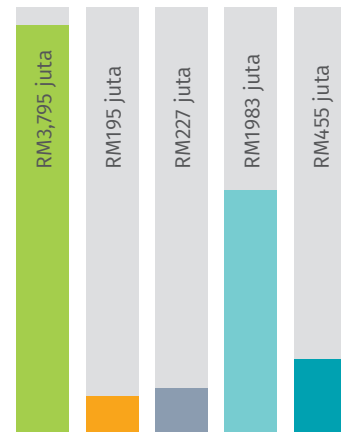
**Keuntungan Operasi (juta)**  
Operating Profit (million)



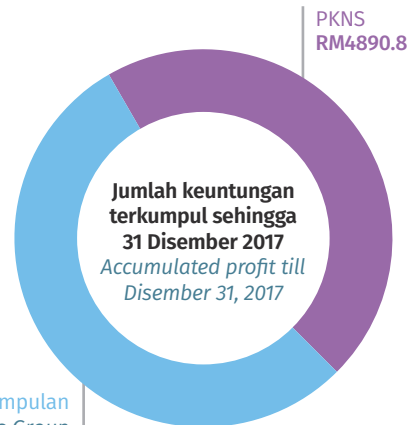
**Keuntungan Sebelum Cukai & Zakat (juta)**  
Profit Before Tax & Zakat (million)



**Jumlah aset PKNS (RM)**  
sehingga 31 Disember 2017  
PKNS' total assets (RM)  
as at 31 December 2017



- Harta Semasa / Current Assets
- Harta Tetap / Fixed Assets
- Pelaburan Hartanah / Property Investment
- Pelaburan / Investment
- Lain-Lain Harta / Other Assets



PKNS & Kumpulan  
PKNS & its Group  
RM5832.8



# Pembangunan Usahawan

## Entrepreneurial Development

PKNS akan terus memainkan peranan aktif dalam pembangunan usahawan di Selangor dengan menjalankan inisiatif program keusahawanan Masyarakat Perdagangan dan Perindustrian Bumiputera (MPPB). Bahagian Pembangunan Usahawan (BPU) sebagai sekretariat telah dihaskan bagi mengenal pasti ruang penambahbaikan agar usaha pembangunan usahawan ini akan mencapai matlamatnya selain daripada berperanan menjalankan segala dasar, strategi serta program BPU di PKNS.

### Dasar

PKNS membina masyarakat usahawan Bumiputera dan mengilhamkan pelbagai program melalui pembudayaan, pembangunan, pemantapan dan jaringan usahawan yang meliputi aspek penyelidikan, khidmat nasihat, latihan serta pemantauan.

### Objektif

Menyuntik inspirasi kepada usahawan bagi mengekalkan momentum dalam mencapai kejayaan di peringkat tempatan dan antarabangsa dengan mempertingkatkan keberkesanan pelaksanaan program keusahawanan bertujuan agar masyarakat usahawan dapat berdaya maju, berdaya saing dan berdaya tahan.

Sebanyak 14 aktiviti daripada 4 program dirangka BPU PKNS sejajar Dasar Ekonomi Baru membentuk usahawan Bumiputera berkualiti dan berdaya saing seperti berikut:

### Program Pembudayaan

1. Program Perintis Usahawan (PPU)
2. Program Tunas Niaga (PROTUNE)
3. Program Usahawan Mahasiswa PKNS
4. Program Usahawan Siswazah (GROW)
5. Akademi Pembangunan Usahawan PKNS

### Program Pemantapan

6. Vendor Inkubator Payung (VIP) PKNS
7. Sub Kontraktor Bumiputera (SKB) PKNS

### Program Pembangunan

8. Penyewaan Ruang Niaga di Kompleks Beli Belah Swasta
9. Program *Mentoring & Coaching*
10. Program Pemantapan 5 Usahawan (5U)

### Program Jaringan

11. Penyewaan Ruang Pejabat Serba Lengkap (VIO by PKNS)
12. Ahli PKNS *BizPoint* (Program Jaringan Data Usahawan)
13. Jaringan Usahawan *Biz Club*
14. Penyewaan Bilik Seminar

Kumpulan sasar yang terlibat dengan program-program di atas ialah:

1. Pengilang Bahan Binaan
2. Sub Kontraktor Bumiputera
3. Peniaga-peniaga retail
4. Bakal usahawan
5. Usahawan siswazah
6. Pelajar-pelajar sekolah menengah dan rendah

Empat aktiviti keusahawanan yang telah menunjukkan perkembangan memberangsangkan pada tahun 2017 ialah:

- Program Pemantapan 5 Usahawan (5U) (program terbaharu 2017).
- *Graduate Realizing Opportunities Way Forward* (Grow) diwujudkan sejak 2006.
- Vendor Inkubator Payung (1996).
- Sub Kontraktor Bumiputera (2003).

*PKNS will continue to play an active role in the development of the entrepreneurs in Selangor by implementing the entrepreneurship programme of the Bumiputera Commercial and Industrial Community (BCIC). The Entrepreneurial Development Division (BPU) as the secretariat is commissioned to identify areas for improvement besides rolling out BPU's policies, strategies and programmes in PKNS, for this initiative to achieve its target.*

### BASIC FUNDAMENTALS

*PKNS develops the Bumiputera entrepreneurship community and implements various inspiring programmes by inculcating entrepreneurial aspects of enculturation, development, reinforcement of programmes and network establishments for entrepreneurs that covers the aspects of research, advisory, training and monitoring.*

**OBJECTIVE**

To provide a platform for entrepreneurs to be inspired in achieving a sustainable recognised success, locally and globally via enhancing the effectiveness of entrepreneurship programmes, which are aimed to create viable, competitive and resilient entrepreneurs. BPU of PKNS has executed a total of 14 activities based on their 4 implemented programmes, in line with the New Economic Policy to produce Bumiputera entrepreneurs of quality and competitiveness, which are as follows:

**Inculcating Entrepreneurship Culture:**

1. The Entrepreneurship Pioneer Programme (PPU)
2. The Tunas Niaga Programme (PROTUNE)
3. The University Students Entrepreneurship Programme of PKNS

4. The Graduates Entrepreneurship Programme (GROW)
5. The Academy of Entrepreneurship Development PKNS

**The Reinforcement Programmes**

6. PKNS' Umbrella of Incubator Vendors (VIP)
7. The Bumiputera Sub- Contractors of PKNS (SKB)

**The Development Programmes**

8. Rental of Commercial Space at Private Shopping Complexes
9. The Mentoring & Coaching Programmes
10. The Reinforcement of 5 Entrepreneurs Programme (5U).

**The Networking Programmes**

11. Rental of Office Space
12. BizPoint Members of PKNS (Entrepreneur Data Network Programme)
13. Entrepreneur Network of Biz Club
14. Rental of Seminar Rooms

The Targeted Groups of the Abovementioned Programmes are:

1. Manufacturer of Building Materials.
2. Bumiputera Sub – Contractors
3. Retail Traders
4. Potential Entrepreneurs
5. Graduate Entrepreneurs
6. Primary and Secondary School Students

The Four Entrepreneurial Activities of Encouraging Development in 2017 are:

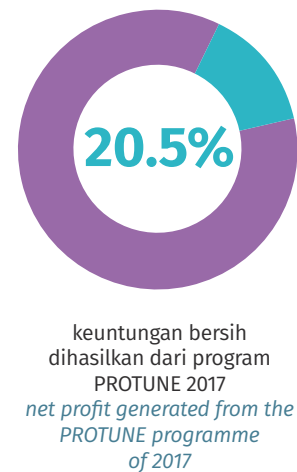
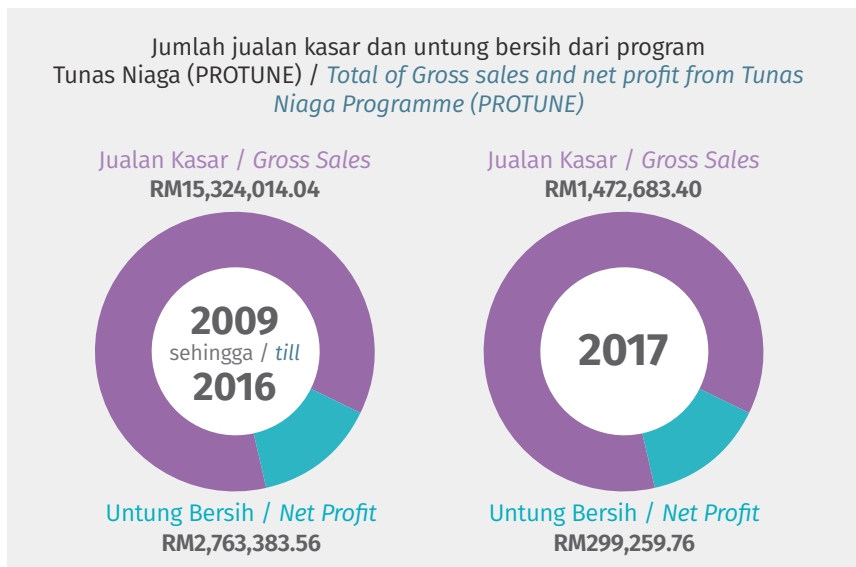
- The Reinforcement of 5 Entrepreneurs Programme (5U) (a new programme of 2017)
- Graduate Realizing Opportunities Way Forward (Grow) (was established since 2006)
- The Umbrella of Incubator Vendors.
- Bumiputera Sub- Contractors



Majlis Graduasi Program Usahawan Siswazah (GROW) PKNS 2017  
Graduation Ceremony of PKNS 2017 Graduate Entrepreneur Programme

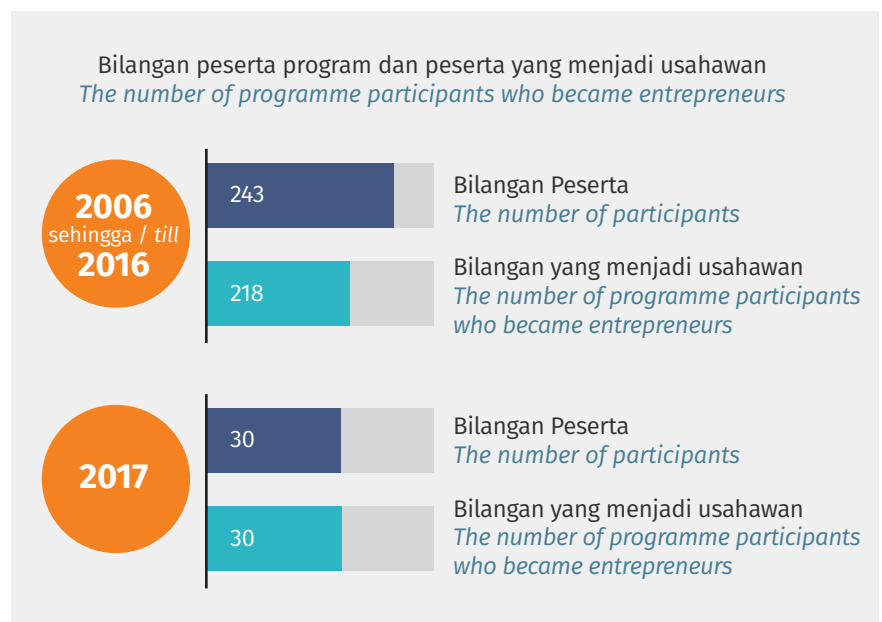
**Program Tunas Niaga (PROTUNE)** yang dahulunya dikenali sebagai Program Usahawan Muda bertujuan membentuk dan memupuk budaya keusahawanan dalam kalangan pelajar sekolah menengah agar mereka mempunyai pengetahuan asas dalam memulakan dan melaksanakan perniagaan.

*The Tunas Niaga Program (PROTUNE), which was formerly known as The Young Entrepreneur Programme, aims to create and inculcate entrepreneurial culture amongst secondary school students, for them to be instilled with basic business knowledge of setting up and managing business.*



**Program Usahawan Siswazah (GROW)** bertujuan membangun dan membimbing siswazah yang berpotensi untuk menjadi usahawan. Mereka akan dibimbing dari segi membuat perancangan perniagaan, mengurus kewangan, kaedah-kaedah pemasaran di samping pemantauan sasaran jualan secara mingguan, bulanan sehingga tamat program selama lapan bulan.

*The Graduate Entrepreneur Program (GROW) aims to develop and provide guidance for potential graduate entrepreneurs. They will be guided in terms of business planning, managing finances, marketing skills as well as monitoring the weekly and monthly sales target until the completion of the eight-month programme.*



# Inisiatif Program Integriti

## *The Programmes of the Intergrity Initiatives*

PKNS memberi komitmen yang berterusan dalam melaksanakan amalan budaya integriti sebagai asas kepada tadbir urus yang baik. Amalan budaya integriti yang berteraskan budaya kerja sihat dikalangan warga kerja haruslah bermula daripada pihak pengurusan PKNS. Fokus dan sasaran ini juga melibatkan pihak yang berkepentingan dan juga pihak ketiga yang berurusan dengan PKNS.

Integriti merupakan satu konsep yang besar, bukan hanya membabitkan isu-isu seperti rasuah mahupun penyalahgunaan kuasa, bahkan meliputi integriti dalam ketepatan waktu, integriti dalam memberikan perkhidmatan yang terbaik dan sebagainya, agar mampu meningkatkan Tadbir Urus Korporat Terbaik (*Good Corporate Governance*). Sehubungan dengan itu, PKNS akan memastikan Bahagian Integriti & Pengurusan Risiko (IPR) yang telah diamanahkan untuk memikul tanggungjawab ini untuk memberikan komitmen tinggi dalam melaksanakan Sistem Integriti Korporat (*Corporate Integrity System*) PKNS melalui inisiatif/aktiviti integriti yang lebih efisien dan optimum.

Integriti dan tadbir urus PKNS juga, terus diperkasakan lagi melalui jalinan kerjasama dengan agensi kerajaan Suruhanjaya Pencegahan Rasuah Malaysia (SPRM), Akademi SPRM (MACA) dan INTEGRITI melalui penganjuran aktiviti integriti dan sesi perkongsian pintar (*smart partnership*) bagi memastikan PKNS terus unggul dan relevan.

Sepanjang tahun 2017, PKNS telah menerima kunjungan dan lawatan kerja dari pelbagai agensi, dalam dan luar negara seperti SME Bank, Unit Pemodenan Tadbiran Dan Perancangan Pengurusan Malaysia (MAMPU), INTEGRITI, FELCRA, Top Glove Corporation Berhad, Majlis Agama Islam Selangor (MAIS) dan Suruhanjaya Pencegahan Rasuah Negara Bhutan (Anti-Corruption Commission of Bhutan, yang ingin berkongsi PKNS Best Practices dalam melaksanakan Sistem Integriti Korporat (CIS).

Bukan setakat itu sahaja, malah Pengurus Integriti & Risiko PKNS juga turut menerima jemputan taklimat dan forum integriti, selain perkongsian amalan korporat terbaik (*Corporate Best Practices*) daripada Jabatan Perkhidmatan Awam (JPA), Institut Kemahiran Belia Negara (IKBN), Maktab Polis Diraja Malaysia (PDRM), MACA, Persatuan Pengilang Malaysia (FFM), Yayasan Perak dan Yayasan Pahang.

Bagi merapatkan lagi hubungan anggota IPR dan wargakerja PKNS serta jalinan kerjasama bersama pihak berkepentingan dan orang awam secara amnya, acara tahunan Minggu Integriti PKNS 2017 kelima telah dirasmikan oleh Ketua Pegawai Eksekutif PKNS semasa Perhimpunan Bulanan PKNS di Dewan Cempaka, Kompleks PKNS, Bangi pada 18 Mei 2017 dan berlangsung sehingga 24 Mei 2017. Berbagai-bagai aktiviti yang berkonsepkan amalan budaya integriti telah diadakan bertujuan

meningkatkan kesedaran serta kompetensi anggota berkaitan integriti dan polisi-polisi berkaitan kepada anggota PKNS dan pihak berkepentingan, di mana acara tahunan ini telah mendapat sambutan dan maklumbalas positif daripada semua pihak.

Sehubungan dengan Majlis Perasmian Minggu Integriti PKNS 2017, PKNS telah melancarkan Aplikasi Aduan Integriti PKNS bagi menekankan komitmen dan kesungguhan PKNS yang sentiasa mendukung prinsip mengutamakan pelanggan serta memberi perkhidmatan terbaik dan telus dalam setiap urusan perniagaan PKNS. Aplikasi yang mesra pengguna ini boleh dimuat turun di Google Store dan Apple Store secara percuma bagi memudahkan penerimaan aduan atau maklumat berkaitan isu-isu integriti dan rasuah PKNS.

Komitmen PKNS dalam menambahkan dan memperkemaskinikan yang ditunjukkan melalui inisiatif dan aktiviti yang berkonsepkan budaya integriti tersebut, diharap dapat memandu sesebuah organisasi yang mampu mengangkat nilai moral yang tinggi, meningkatkan ketelusan dan *check and balance* dalam setiap urusan bagi memastikan pengurusan yang berkaliber. Sekaligus pengurusan yang berintegriti ini, dapat membentuk dan menyumbang ke arah kecemerlangan prestasi PKNS di samping mewujudkan kestabilan, keharmonian dan keadilan sosial ekonomi khususnya di Negeri Selangor.



Hajah S.Normalis binti Abd Samad, Pengurus Integriti & Risiko PKNS sedang memberi taklimat dan perkongsian berkaitan Corporate Best Practices Briefing and Sharing Session on Corporate Best Practices by the Manager of Integrity and Risk PKNS, Hajah S.Normalis binti Abd Samad.

PKNS continues to be committed in practising the integrity culture as their basis of promoting good governance. The integrity culture practice, which is based on healthy work culture amongst employees, should always begin from the upper PKNS management. This focus also targets stakeholders as well as third parties dealing with PKNS.

Being a fundamental concept, not only does integrity addresses issues such as corruption or abuse of power, but it also addresses timeliness, integrity in providing best service and others, in order to enhance Good Corporate Governance. In this regard, PKNS will ensure that the entrusted Risk Integrity & Management Division (IPR) gives their commitment in implementing the PKNS Corporate Integrity System (CIS) through effective and optimal-based initiatives.

Integrity and the governance of PKNS is further reinforced through collaborative efforts with the Malaysian Anti-Corruption Commission (MACC) government agencies, the MACC Academy (MACA) and also by organising integrity- based activities and smart partnership to ensure that PKNS continues to be outstanding and relevant.

Throughout the year 2017, PKNS has received official visits from various agencies, within and outside the country such as SME Bank, Malaysian

Administrative Modernisation and Management Planning Unit (MAMPU), INTEGRITI, FELCRA, Top Glove Corporation Berhad, Selangor Islamic Religious Council (MAIS) and the National Anti-Corruption Commission of Bhutan, who were interested to learn of PKNS' Best Practices in implementing the Corporate Integrity System (CIS).

Not only that, even the PKNS Integrity & Risk Manager also received invitations from Public Service Department (PSD), National Youth Skills Institute (IKBN), Royal Malaysian Police College (PDRM), MACA, Manufacturers Association of Malaysia 60 State Development Corporation of Malaysia (FFM), Yayasan Perak and Pahang Foundation, to attend briefings and integrity forums, as well as to share their experience in Corporate Best Practices.

The PKNS' Fifth Annual Integrity Week of 2017 event was officiated by PKNS Chief Executive Officer during the PKNS Monthly Assembly at Dewan Cempaka, Kompleks PKNS, Bangi on May 18 2017, which lasted till 24 May 2017, in order to strengthen the relationship between IPR members and PKNS employees and joint ventures, with stakeholders and the public at large. Various activities, based on integrity culture practice have been implemented to raise the awareness and competence of PKNS members regarding integrity related policies to PKNS members and

stakeholders, where this annual event has received positive feedback from all involved parties.

In conjunction with the Opening Ceremony of PKNS 2017 Integrity Week, PKNS has launched the PKNS Integrity Complaint Application to further demonstrate that PKNS is genuine and committed in upholding their customer-centric principles, in order for them to provide the best and transparent services in every PKNS' business dealing. This user-friendly app can be downloaded, which is free of charge, from the Google Store and Apple Store, to facilitate the complaints or information received regarding PKNS' integrity and corruption issues.

PKNS' commitment in improving and enhancing the inculcation of the integrity culture, is clearly demonstrated through their integrity-based initiatives and is expected to serve as comprehensive guidelines for this organisation to enhance higher moral values, increase transparency and also to provide check and balance in every business dealing, to ensure that the management is of high calibre. At the same time, this integrated management can shape and contribute to PKNS' performance excellence as well as to create stability, harmony and a fair social economic especially in the State of Selangor.





# **TANGGUNGJAWAB SOSIAL KORPORAT**

*Corporate Social Responsibility*

# Program Tanggungjawab Sosial Korporat

## Corporate Social Responsibility Programme

KASIH PKNS: INISIATIF TANGGUNGJAWAB SOSIAL KORPORAT UNTUK RAKYAT.

KASIH PKNS ialah jenama program tanggungjawab sosial korporat atau CSR tahunan PKNS yang dilaksanakan sepanjang tahun daripada peruntukan wang zakat perniagaan PKNS dan juga peruntukan CSR.

KASIH PKNS merupakan usaha murni PKNS yang bertujuan untuk menjamin kestabilan dan kesejahteraan rakyat Selangor, di samping meraikan ukhwh antara PKNS dan badan kerajaan serta masyarakat secara umumnya.

Inisiatif yang mencerminkan halatuju murni PKNS dalam menyalurkan bantuan kepada kumpulan sasar mengikut komposisi dan peruntukan dana melalui program berkala yang diadakan adalah bertepatan dengan perkataan KASIH yang bermaksud Kehidupan, Aman, Selesa, Indah dan Harmoni.

Sebagai pemaju hartanah utama di Selangor, PKNS sentiasa mengimbangi di antara komitmen dan tanggungjawab kepada komuniti di Selangor dan juga menzahirkan pelan pembangunan Negeri Selangor secara holistik yang meliputi aspek zahiriah dan lahiriah.

Beberapa inisiatif tanggungjawab korporat sosial “peduli rakyat” yang efektif juga telah diwujudkan bagi menjaga kepentingan rakyat Selangor. Antara inisiatif “peduli rakyat” yang utama pada tahun ini ialah inisiatif “Selangor Business School (SBS) UNISEL”

SBS UNISEL merupakan inisiatif Kerajaan Negeri Selangor yang bertujuan untuk mempertingkatkan lagi guna tenaga berkemahiran tinggi melalui penajaan Hadiah Pendidikan PKNS.

Tenaga pengajarnya yang terdiri daripada pensyarah-pensyarah luar yang berpengalaman akan menjadi kumpulan perintis program SBS UNISEL. Program peduli rakyat seperti inilah yang merupakan kejayaan sebenar bagi PKNS.

*KASIH PKNS: CORPORATE SOCIAL RESPONSIBILITY FOR THE COMMUNITY*

*KASIH PKNS is the corporate slogan used for their corporate social responsibility programmes in giving back to the community which are implemented yearly from the redistribution of PKNS' zakat money as well as from their CSR allocation.*

*KASIH PKNS is a noble effort by PKNS in ensuring stability and well-being of the people of Selangor, as well as fostering closer ties between PKNS and government bodies and also the community at large.*

*This initiative truly reflects PKNS' sincere intention in channelling aid to the targeted groups accordingly based on the composition and allocation of funds through periodic programmes held which is aligned with the*

*abbreviation of KASIH, that carries the meanings of Kehidupan, Aman, Selesa, Indah dan Harmoni.*

*Being the major property developer in Selangor, PKNS always tries to balance between their commitment and responsibility towards the community in Selangor and also the physical and holistic aspects of Selangor's development plan.*

*PKNS has implemented effective corporate social responsibility initiatives, that are tailored to safeguard the interests of Selangor's community. Amongst the key “peduli rakyat” initiatives this year was the initiative of “Selangor Business School (SBS) UNISEL”.*

*SBS UNISEL is a Selangor State Government initiative aimed at enhancing high-skilled employment through the sponsorship of PKNS Education Awards.*

*The teaching body which comprised of experienced, external lecturers, would be pioneering the UNISEL SBS programme for this said initiative. This caring programme of “peduli rakyat” is the measure for PKNS' real success.*





Segmen Utama di Bawah Program Tanggungjawab Sosial Korporat Kasih PKNS pada Tahun 2017  
*Main Segment Of PKNS' Kasih Corporate Social Responsibility Programmes for the Year 2017*

| Segmen / Segment  | Objektif / Objectives   | Program / Programmes  | Jumlah Perbelanjaan / Total Expenses (RM) |
|---|---|---|---|
| SUMBANGAN KEPADA KERAJAAN NEGERI<br><br><i>CONTRIBUTION TO STATE GOVERNMENT</i> | Memberi sokongan dan komitmen kepada Kerajaan Negeri dalam merakyatkan dan membangunkan ekonomi Negeri Selangor.<br><br><i>To provide support and commitment to the State Government in giving back to Selangor's communities through sharing and distributing the State's economic wealth with them.</i>   | <ul style="list-style-type: none"> <li>• Tabung Warisan</li> <li>• Majlis Terbuka Hari Raya Aidilfitri</li> <li>• Sumbangan Lembu Korban</li> <li>• Kerajaan Prihatin</li> <li>• Tabung Pendidikan Anak-Anak Syarikat Selangor</li> <li>• Kejuhan Golf Worldwide Holdings Selangor Master</li> <li>• MAKSAK Selangor</li> <li>• Program Ceria</li> <li>• Tabung Program Tahfiz Al-Quran dan Al-Qirat KUIS</li> <li>• Sambutan Tahun Baharu Cina Peringkat Negeri Selangor</li> <li>• Sumbangan kepada IJN</li> <br/> <li>• <i>Warisan Fund</i></li> <li>• <i>Hari Raya Aidilfitri Open House</i></li> <li>• <i>Contribution of Qurban meat</i></li> <li>• <i>Caring Government</i></li> <li>• <i>Selangor Children's Education Fund</i></li> <li>• <i>Worldwide Holdings Selangor Master Championship</i></li> <li>• <i>Selangor MAKSAK</i></li> <li>• <i>Ceria Programme</i></li> <li>• <i>"Tahfiz Al-Quran" Funding Programme and "KUIS Al- Qirat"</i></li> <li>• <i>Selangor State Chinese New Year celebration</i></li> <li>• <i>Contribution to IJN</i></li> </ul> | <b>3, 485,966.34</b>                      |
| PEMBANGUNAN SUKAN<br><br><i>SPORTS DEVELOPMENT</i>                              | Mempromosi aktiviti dan pelancongan sukan bagi Negeri Selangor.<br><br><i>Promoting activities and sports tourism for the State of Selangor.</i>  | <ul style="list-style-type: none"> <li>• PKNS FC</li> </ul>   | <b>20, 955,852.00</b>                     |
| KOMUNITI DAN KEBAJIKAN SOSIAL<br><br><i>COMMUNITY AND SOCIAL WELFARE</i>        | Menghulurkan bantuan korporat sosial kepada masyarakat umum tanpa mengira kaum dan fahaman agama.<br><br>Mengagih semula wang zakat PKNS yang telah diperuntukkan kepada golongan asnaf.<br><br><i>To provide corporate social assistance to the multi-racial and multi-religious community.</i><br><br><i>To redistribute PKNS' allocated zakat money to the asnaf group</i> | <ul style="list-style-type: none"> <li>• Bantuan Pembinaan Kos Rendah.</li> <li>• Bantuan Pembinaan Rumah Mampu Milik</li> <li>• Bantuan Penyelenggaraan Pangsapuri</li> <li>• Program Sayang Pangsapuri Kita</li> <li>• Program Baik Pulih Rumah</li> <li>• Sumbangan dan Derma</li> <br/> <li>• <i>Low-Cost Housing Construction Aid.</i></li> <li>• <i>Affordable Housing Construction Aid</i></li> <li>• <i>Apartment Maintenance Aid</i></li> <li>• <i>"Sayangi Pangsapuri Kita"Programme</i></li> <li>• <i>Home Improvement Programme</i></li> <li>• <i>Donation and Contribution</i></li> </ul>  | <b>3,770,415.40</b>                       |
| PENDIDIKAN<br><br><i>EDUCATION</i>  | Memastikan inisiatif pembelajaran dan akademik dilaksanakan secara berterusan bagi meningkatkan taraf pendidikan masyarakat.<br><br><i>To ensure that learning and academic initiatives are continuously implemented to improve the community's education level.</i>  | <ul style="list-style-type: none"> <li>• Pendidikan.</li> <li>• Anjung PKNS Shah Alam.</li> <li>• Anjung PKNS Kota Damansara</li> <li>• Pusat Tuisyen - Anjung Seri Perantau</li> <li>• Pembinaan Sekolah</li> <br/> <li>• <i>Education</i></li> <li>• <i>PKNS Anjung Shah Alam</i></li> <li>• <i>PKNS Anjung Kota Dmansara</i></li> <li>• <i>Tuition Centre - Anjung Seri Perantau</i></li> <li>• <i>Building of Schools</i></li> </ul>  | <b>139,718.31</b>                         |
|   |   | JUMLAH KESELURUHAN  | <b>28,351,952.05</b>                      |



Penyerahan Sumbangan Kilat Musibah Kebakaran Kepada Pusat Tahfiz Darul Quran Ittifaqiyah  
*Ad Hoc Fire Tragedy Contribution to Pusat Tahfiz Darul Quran Ittifaqiyah*



Penyerahan Sumbangan Kilat Kepada 7 Buah Keluarga di Bukit Beruntung / *Ad Hoc Contribution to the 7 families of Bukit Beruntung*



Majlis Perasmian Anjung PKNS Kota Damansara  
*The Launching Ceremony of Anjung PKNS Kota Damansara*



Majlis Jalinan Kasih Eidul Fitr Rumah Puteri Arafiah  
*The Ceremony of "Eid Al- Fitr Jalinan Kasih Rumah Puteri Arafiah"*



Shah Alam Trees For Life  
*Shah Alam's Trees for Life*



Majlis Penyerahan Sumbangan KASIHKU, Lembaga Zakat Selangor  
*The Contribution Ceremony of KASIHKU, Lembaga Zakat Selangor.*



Majlis Sumbangan Duit Raya kepada Taska PKNS  
*The Ceremony of Raya Money Contribution to PKNS Taska*



Majlis Penyerahan Baucer Hijrah Sempena Program KASIH PKNS Merakyatkan Ekonomi Selangor / *The Vouchers Contribution Ceremony in Conjunction with the KASIH PKNS Merakyatkan Ekonomi Selangor (MES) programme.*



Sumbangan Kepada Tabung Kebajikan Perubatan Malaysia (TKPM) Cawangan Hospital Sungai Buluh / *Contribution to Malaysian Medical Health Fund (TKPM) of Sungai Buluh Branch.*

# Pembangunan Modal Insan

## Human Capital Development

Selaku majikan yang prihatin, PKNS amat komited dalam mengutamakan dan memperkasakan pembangunan modal insan daripada pelbagai bidang bagi memastikan kelangsungan negeri Selangor dalam aspek pentadbiran, ekonomi dan sosial agar menjadi lebih terjamin pada masa depan.

Antara pelaburan signifikan dalam pembangunan modal insan di PKNS ialah pelaburan yang menekankan kualiti bakat dan kebolehpasaran pekerja agar dapat melahirkan anggota yang komited, produktif dan berdaya saing.

Sehingga Disember 2017 seramai 1,066 orang anggota PKNS yang terdiri daripada 4 orang di peringkat JUSA dan 141 orang anggota daripada Kumpulan Pengurusan dan Profesional. Manakala, 307 orang anggota ialah daripada kumpulan B, diikuti oleh 409 orang anggota daripada kumpulan C dan 197 orang daripada anggota Kumpulan D.

PKNS menyediakan pelbagai program serta latihan bagi anggota PKNS yang menceburi bidang pengurusan, teknikal dan kewangan bagi meningkatkan mutu perkhidmatan kepada organisasi. Pelaksanaan program latihan PKNS terbahagi kepada empat (4) kategori iaitu:-

- Program Latihan Dalaman
- Program Latihan Luaran
- Program Latihan Industri
- Program Perbelajaran Berterusan

PKNS telah membelanjakan sebanyak RM 2,144 juta iaitu 71.5% daripada peruntukan untuk pelaksanaan program Latihan bagi Pembangunan Modal Insan.

Pelbagai bentuk insentif, kemudahan dan anugerah yang diberikan untuk anggota yang masih berkhidmat dan para pesara, agar pembangunan modal insan yang dirangka seiring dengan keperluan semasa. Diantara kemudahan-kemudahan yang disediakan adalah seperti berikut;

### Perubatan

PKNS memberi kemudahan tanggungan kos perubatan untuk anggota dan pesara beserta tanggungan mendapatkan rawatan di klinik dan hospital swasta. Sehingga Disember 2017, PKNS telah membelanjakan RM15.398 juta bagi membiayai kos perubatan.

### Tabung Pendidikan Anak Syarikat Dan Badan Berkanun Kerajaan Negeri Selangor (TPASBB)

Bagi memupuk budaya pembelajaran berterusan, PKNS telah memperuntukkan dana berjumlah RM4 juta untuk TPASBB bagi memberi peluang kepada anggota serta anak anggota melanjutkan pengajian ke peringkat yang lebih tinggi selaras dengan hasrat PKNS untuk menjadikan anggotanya berpengetahuan dan berpendidikan tinggi. Sehingga Disember 2017, PKNS telah membiayai pengajian untuk 24 orang anggota di peringkat Sijil, Diploma, Sarjana Muda, Sarjana, Kursus Profesional dan PHD manakala 78 orang anak anggota di peringkat Diploma dan Sarjana Muda dengan jumlah keseluruhan pembiayaan sebanyak RM3.720 juta.



Being a caring employer, PKNS is committed to prioritising and empowering human capital development of various fields to ensure that the sustainability of the administrative, economic and social aspects, in the state of Selangor stays consistently maintained in the future.

One of the significant investments in the development of human capital in PKNS is the investment that emphasises on the talent qualities and marketability of their employees, in order to produce committed, productive and competitive workforce.

As of December 2017, there were a total of 1,066 of PKNS members, which comprised of 4 members at the JUSA level and 141 members from the Management and Professional Group.

Meanwhile, 307 members were from group B, followed by 409 members from group C and 197 from group members. PKNS has provided various programmes as well as training for PKNS members who are involved in the management, technical and

financial fields to improve and enhance service quality to the organisation.

The implementation of the PKNS training programmes comprised of four (4) categories: -

- Internal Training Programme
- External Training Programme
- Industrial Training Programme
- Continuous Training Programme

PKNS has spent a total of RM 2,144 million, which 71.5% was allocated for the implementation of the Human Capital Development. In order to develop human capital that is in line with the current needs, various forms of incentives, facilities and awards were given to members who are still in service and also for retirees. Amongst the provided facilities are:

#### Medicine

PKNS provides medical coverage for their employees and retirees with dependents who seek treatment in private clinics and hospitals. As of

December 2017, PKNS has spent a total of RM15.398 million to finance for the said medical expenses.

#### The Education Fund of Tabung Pendidikan Anak Syarikat and Badan Berkanun Kerajaan Negeri Selangor (TPASBB)

PKNS has allocated an amount of RM4 million for the fund of TPASBB, to foster a continuous learning culture besides providing opportunity for the next higher education in line with PKNS' aim to produce a learned and well-educated workforce.

As of December 2017, PKNS has sponsored 24 employees for their Certificate, Diploma, Bachelor Degree, Masters, Professional Courses and PHD studies, besides sponsoring a total amount of RM3.720 million for their employees' children who were pursuing in the Diploma and Bachelor's degree.

PKNS peruntuk / PKNS allocated  
**RM4 JUTA / Million**  
 Dana pendidikan TPASBB / for the TPASBB fund

PKNS membiayai seramai / PKNS sponsored

**24**  
 anggota PKNS  
 of their employees



**78**  
 anak anggota PKNS  
 of their employees'  
 children

## PEMENTORAN

Program Pementoran di PKNS merupakan pendekatan untuk memberi bimbingan, sokongan dan bantuan dengan menerapkan elemen psikologi dan kaunseling secara profesional yang diberikan oleh mentor kepada mentee dengan pelantikan seramai 39 orang mentor dan 66 orang mentee bagi tahun 2017.

Mentor dan Mentee yang dipilih adalah berdasarkan kepada kriteria pemilihan yang telah ditetapkan. Kebanyakan Mentor yang dipilih adalah terdiri daripada pegawai dan anggota yang dicadangkan oleh Ketua Bahagian dan juga yang dipilih oleh Pengurus Besar Pentadbiran & Sumber Manusia.

Program pementoran ini bertujuan untuk meningkatkan pembangunan dan kompetensi profesional, budaya, peribadi dan sosial bagi pegawai lantikan baru atau pegawai yang baru dinaikkan pangkat serta berpotensi dalam pengembangan kerjaya dan sahsiah.

Skop pementoran berfokus kepada lima (5) kompetensi utama iaitu:

### **Kompetensi Profesional:**

Merujuk kepada kecekapan dan kemahiran dalam melaksanakan prosedur penyampaian perkhidmatan.

### **Kompetensi Budaya:**

Merujuk kepada kecekapan pengamalan budaya kerja kelas pertama dan berprestasi tinggi dalam sesuatu organisasi yang mengutamakan pencapaian.

### **Kompetensi Peribadi:**

Merujuk kepada kecekapan mengurus pemikiran, emosi, sikap dan tingkah laku dalam menyampaikan perkhidmatan.

### **Kompetensi Sosial:**

Merujuk kepada kecekapan mengendalikan aspek perhubungan antara ketua dan anggotanya, termasuk juga kemahiran berkomunikasi kepada pelanggan luar dan dalam.

### **Kompetensi Kewangan:**

Merujuk kepada kecekapan pengurusan kewangan peribadi.

Antara program pementoran yang berpandukan kepada lima (5) skop kompetensi yang telah dilaksanakan bagi tahun 2017 adalah seperti berikut:

## MENTORING

*In 2017, the mentoring programme at PKNS saw an appointment of 39 mentors and 66 mentees, is actually a noble approach whereby mentors will provide guidance, support and assistance to their respective mentees by incorporating professional psychological and counselling elements.*

*The selected Mentors and Mentees are selected based on their stipulated criteria. Most Mentors that were selected were made up of officers and members proposed by Heads of Divisions and also elected by the General Manager of Administration & Human Resources.*

*This mentoring programme aims to enhance the professional, cultural, personal and social development and competence of newly appointed or promoted officers as well as potentials that enhance in their career development and personality wise.*

*The mentoring scope focuses on five (5) major competencies:*

### **Professional Competency:**

*This refers to the efficiency and skills in applying procedure of delivering the expected service.*

### **Cultural Competency:**

*This refers to the efficiency of first-class and high performing work culture in an organisation that prioritises achievement.*

### **Personal Competency:**

*This refers to the efficiency of managing thoughts, emotions, attitudes and behaviour in delivering services.*

### **Social Competency:**

*This refers to the efficiency of dealing with communication aspects between the leaders and their members, as well as communication skills with external and internal customers.*

### **Financial Competency:**

*This refers to the efficiency of personal financial management.*

*Amongst the implemented mentoring programmes, which were based on five (5) scopes, for 2017 are as follows:*



Majlis Penutupan Program Pementoran PKNS  
The Closing Ceremony of the Mentoring Programme

Antara program pementoran PKNS yang dilaksanakan:  
Amongst the PKNS' implemented mentoring programmes were:

|  |                     |
|--|---------------------|
| 1. Bengkel Training Of Trainers (TOT) Program Pementoran (mentor/menti)                    | 22-23 Februari 2017 |
| 2. Kursus Kepimpinan Pementoran (mentor)   | 1-2 Mac 2017        |
| 3. Bengkel Pemantapan Pementoran PKNS 2017 di De Palma Hotel Kuala Selangor (mentor/menti) | 21-23 Mac 2017      |
| 4. Kursus Pengurusan Kewangan Peribadi – (menti)   | 22-23 November 2017 |
| 5. Kursus Pengukuhan Jatidiri Menti (menti)  | 24-25 Julai 2017    |
| 6. Mesyuarat Penyelarasan Pementoran 2017 sesi/01 (mentor)                                 | 20 Jun 2017         |
| 7. Mesyuarat Penyelarasan Pementoran 2017 sesi/02 (mentor/menti)                           | 22 Ogos 2017        |

Bengkel Pemantapan Pementoran PKNS  
The Reinforcement of PKNS Mentoring Workshop



# Aktiviti Kelab dan Persatuan

## Club & Association Activities

### KESATUAN PEKERJA-PEKERJA PKNS *The Union Club of PKNS*

Ditubuhkan / *Established* : 1980  
Presiden / *President* :  
Encik Azhar bin Abdul Shukor

Antara aktiviti Kesatuan adalah seperti berikut:

- Bengkel Pengurusan Persatuan Pekerja-Pekerja PKNS 2017
- Program Mesra Ahli Kesatuan Bersama Presiden CUEPACS
- Building and Wood Workers International (BWI-MLC)
- Sambutan Hari Pekerja 1 Mei
- Majlis Sambutan Hari Raya Aidilfitri CUEPACS
- Sambutan Hari Wanita Sedunia 2017 Anjuran CUEPACS
- Program Mini Klinik Kewangan Kesatuan Sekerja (P3K)
- Program Ceria Minda 2017 Kesatuan Pekerja-Pekerja PKNS
- Lawatan Pendidikan ke Kilang Gardenia Kesatuan Pekerja-Pekerja PKNS
- Kursus Kesihatan dan Kesihatan Pekerjaan Siri 7 Tahun 2017

*Some of the Union Club's activities, are as follows:*

- *Management Workshop for the Union Club of PKNS 2017*
- *The Bonding Programme of the Union Members and the President of CUEPACS*
- *Building and Wood Workers International (BWI - MLC)*
- *May 1, Labour Day Celebration*
- *CUEPACS, Hari Raya Aidilfitri Celebration*
- *2017 Women's Day Celebration, organised by CUEPACS*
- *The Finance Mini Clinic Programme of the Union Club (PK3)*
- *The "Think Happy" Programme of PKNS; Union Club*
- *The Union Club's Educational Trip to the Gardenia Factory*
- *The 7th Series of Health and Occupational Health of 2017*

### KOPERASI PKNS BHD

Ditubuhkan / *Established* : 1972  
Presiden / *President* :  
Tuan Haji Mohd Rosli bin Mohd Yusoff

Antara aktiviti Koperasi PKNS BHD adalah seperti berikut:

- Majlis Agihan Bubur Lambuk di Galeri Jualan Kompleks PKNS Shah Alam
- Mesyuarat Agung Koperasi PKNS Berhad Kali Ke 41
- Bengkel Hala tuju Koperasi dan Pelan Strategik Koperasi
- Kunjungan Hormat Ketua Pegawai Eksekutif PKNS bersama Koperasi
- Penyerahan Sijil Bengkel Hala tuju Koperasi dan Pelan Strategik Koperasi & Perbincangan mengenai undang-undang kecil Koperasi PKNS Berhad

*Some of the PKNS Koperasi Bhd's organised activities are as follows:*

- *The Distribution of "Bubur Lambuk" Ceremony at the Sales Gallery of PKNS Complex Shah Alam*
- *The 41st General Meeting of the PKNS Koperasi*
- *The Moving Forward and Strategic Plan Workshop of the Koperasi*
- *The Courtesy Visit of PKNS' CEO to the Koperasi*
- *The Certificate Presentation in relation to the Moving Forward and Strategic Plan Certificate Presentation of the Koperasi and also the Sharing Session on by-law of the Koperasi PKNS Berhad*

### PERSATUAN KEBAJIKAN PEKERJA-PEKERJA (PKP) *Employees Welfare Association*

Ditubuhkan / *Established* : 1966  
Yang di-Pertua :  
Tuan Haji Lokman bin Haji Abd Kadir

Antara aktiviti PKP adalah seperti berikut:

- Iftar Kasih Ramadhan Bersama MAPIM

- Majlis Anugerah Pelajar Cemerlang Tahun 2016 Anjuran PKP & Badan Islam
- Program 'Individu Proaktif Organisasi Produktif'
- Kursus 'Jom Borong' - Guangzhou JV Bahagian Pembangunan Usahawan PKNS (BPU)
- Majlis Penyampaian Sumbangan Saguhati Kebajikan PKP
- Majlis Penyerahan Watikah Perlantikan Ahli Jawatankuasa Sesi 2017/2019
- Program Gempur Exam
- Bengkel Pengukuhan PKP

*Amongst the PKP's organised activities are as follows:*

- *Iftar Kasih Ramadhan with MAPIM*
- *The 2017 Education Excellence Awards, organised by PKP and Badan Islam*
- *The "Proactive Individuals and Productive Organisation" Programme*
- *The "Jom Borong"- Guangzhou Course the JV of Bahagian Pembangunan Usahawan (BPU)*
- *The Ceremony of Goodwill Contribution of PKP*
- *The Ceremony of Letter of Appointment for Committee Members of 2-17/2018 Session*
- *The "Gempur" Exam Programme*
- *The Reinforcement Workshop of PKP*

### PERSATUAN PEGAWAI KANAN *Senior Officers Association (SOA)*

Ditubuhkan / *Established* : 1975  
Presiden / *President* :  
Tuan Haji Saharom bin Mohni

Antara aktiviti SOA adalah seperti berikut:

- Kejohanan Bowling Tertutup PKNS 2017
- Integriti Explorace PKNS 2.0
- Kejohanan Badminton Tertutup PKNS & Anak Syarikat 2017
- X-Plorasi Zakat Sempena Program Sihat @ Zakat 2017
- Gabungan Anak Syarikat PKNS (GAS PKNS) Treasure Hunt-Kembara Selatan 2017



- Kejujutan Bola Jaring Tertutup PKNS & Anak Syarikat PKNS 2017
- Pendakian Puan Hajah Azilah binti Arasad @ Arshad Ke Annapurna Basecamp, Nepal
- REHLAH SOA 2018 ( SOAcation18)
- Program Jom Sahur Dan Memberi Sumbangan Bersama Rumah Jagaan dan Rawatan Orang Tua Al-Iklas Pulau Meranti, Puchong
- Program "Psychology Talk" Pegawai-Pegawai Kanan PKNS "Politik Pejabat; Faktor, Kesan & Kaedah Menanganinya"
- Program Pengukuhan Pasukan (Team Building) Pegawai Kanan PKNS
- Majlis Semarak Aidilfitri dan Meraikan Pesara SOA 2017

*Amongst the SOA's organised activities are as follows:*

- *The PKNS 2017 Closed Bowling Championship*
- *The PKNS 2.0 Integrity Explorace*
- *The 2017 Badminton Closed Championship of PKNS and its Subsidiaries*
- *The "Zakat" X-ploration in conjunction with the Healthy Programme @ Zakat 2017*
- *The Netball Closed Championship of PKNS and its Subsidiaries of 2017*
- *The Treasure Hunt - Kembara Selatan 2017 of PKNS' Affiliated Subsidiaries (GAS PKNS)*
- *The Annapurna Basecamp, Nepal mountain climbing of Puan Hajah Azilah binti Arasad @ Arshad*
- *"Jom Sahur" and Donation Contribution Programme of the Al-Iklas' Old Folks Home, Pulau Meranti, Puchong*
- *The Programme of "Psychology Talk, Office Politics, Factors, Effects & Ways to Overcome" for PKNS' Senior Officers*
- *The Team Building Programme for Senior officers*
- *The "Semarak Aidilfitri" Programme and Celebrating SOA's Retirees of 2017*

## **BADAN ISLAM**

### ***The PKNS Islamic Association***

Ditubuhkan / *Established* : 1982

Presiden / *President* :

Tuan Haji Ibrahim bin Surib

Antara aktiviti Badan Islam adalah seperti berikut:

- e-Jariah Badan Islam PKNS
- Kembara Dhuha Badan Islam PKNS

- Program Street Dakwah
- Riadah Santai Akhwat
- Program Lawatan Ramadhan
- Majlis Meraikan Bakal Jemaah Haji PKNS 2017
- Majlis Riang Ria Aidilfitri Akhwat 2017
- Majlis Qurban Perdana PKNS
- Kembara Ibadah Badan Islam PKNS
- Sumbangan Peristiwa Badan Islam PKNS
- Kembara Ukhwah Akhwat Badan Islam PKNS 2017
- Kembara Dhuha Badan Islam PKNS

*Amongst the PKNS' Islamic Association organised activities are as follows:*

- *The e-Jariah PKNS Islamic Association*
- *The Dhuha Expedition the PKNS Islamic Association*
- *The Street Dakwah Programme*
- *The Rest and Relax Programme*
- *The Ramadan Visit Programme*
- *The celebration of the 2017 PKNS Hajj Pilgrimage*
- *The celebration of "Riang Ria" Eid Aidilfitri 2017*
- *The Grand PKNS Qurban Ceremony*
- *The Ibadah Expedition of PKNS Islamic Association*
- *The Periodical Donations of PKNS Islamic Association*
- *PKNS Islamic Association*
- *The Fellowship Expedition of the 2017*

## **PERSATUAN PEGAWAI EKSEKUTIF**

### ***The Executive Officers Association***

Ditubuhkan / *Established* : 1989

Presiden / *President* :

Encik Nordin bin Masri

Antara aktiviti EOA adalah seperti berikut:

- Sesi Penajaan Minda EOA 2017
- Shah Alam Trees For Life 2017
- Hari Wanita PKNS 2017
- PKNS Integriti Explorace 2.0
- Sambutan Majlis Ceria di Aidilfitri 2017
- Kejujutan Tertutup Boling EOA PKNS
- Salam Ramadhan & Agihan Ole-ole Raya EOA 2017

*Amongst the EOA's organised activities are as follows:*

- *The Mind Stimulation Session 2017*
- *Shah Alam Trees For Life 2017*
- *The 2017 PKNS Women's Day*
- *The PKNS Explorace of Integrity 2017*
- *The 2017 Aidilfitri Celebration*

- *The Bowling Closed Championship of the PKNS EOA*
- *The Ramadan Greetings and Contribution of Eid Goodies of EOA 2017*

## **KELAB SUKAN DAN REKREASI PKNS**

### ***The Sports and Recreational Club***

Ditubuhkan / *Established* : 1968

Presiden / *President* :

Tuan Haji Muhidin bin Faharuddin

Antara aktiviti KSR adalah seperti berikut:

- *The North Face 100 Asia Pasific Series*
- *Powerman Asia Duathlon Championship 2017*
- *Pahang International Marathon*
- *Gopeng Ultra Trail Run 2017*
- *Fit Malaysia Grand Ride 2017*
- *Mendaki Gunung Chemerong Berembun & Gunung Langsir*
- *Lendu Lasak MTB Challenge 2017*
- *Ekpedisi Ke Pengkalan Balak*
- *Cameron Ultra Trail 2017*
- *Petaling Jaya Half Marathon 2017*
- *The Magnificent Merapoh Trail3rd Edition*
- *Mendaki Gunung Yong Belar*
- *Ekpedisi Ke Tasik Banding*
- *Fire X Ride Internasional Eco Challenge*
- *Sultan Mahmud International Bridge Run*

*Amongst the KSR's organised activities, are as follows*

- *The North Face 100 Asia Pasific Series*
- *Powerman Asia Duathlon Championship 2017*
- *The Pahang International Marathon*
- *Gopeng Ultra Trail Run 2017*
- *Fit Malaysia Grand Ride 2017*
- *The Mountain Climbing of Mount Chemerong Berembun and Mount Langsir*
- *Lendu Lasak MTB Challenge 2017*
- *The Expedition to Pengkalan Balak*
- *Cameron Ultra Trail 2017*
- *Petaling Jaya Half Marathon 2017*
- *The Magnificent Merapoh Trail3rd Edition*
- *The Climbing of Mount Yong Belar*
- *The Expedition to Tasik Banding*
- *Fire X Ride Internasional Eco Challenge*
- *Sultan Mahmud International Bridge Run*





# DIARI KORPORAT

*Corporate Diary*



Majlis Anugerah Perkhidmatan Cemerlang  
*The Excellent Service Award Ceremony*



Majlis Pelancaran Jersey dan Bas PKNS FC  
*The Jersey and Bus Launching Ceremony of PKNS FC*



Hari Mesra Pelanggan & Koleksi Hartanah PKNS / *Friendly Session with Customers and PKNS Real Estate Property*



Majlis Penutupan dan Pelancaran Program Pementoran PKNS / *The Launching and Closing Ceremony of PKNS Mentoring Programme*



Majlis Penyerahan Sumbangan Piala Sultan Selangor / *The Contribution Ceremony of the Council of the Sultan of Selangor Cup*



Media Appreciation Night  
*The Media Appreciation Night*



Hari Wanita PKNS  
*The PKNS Women's Day*



Majlis Graduasi Usahawan PKNS  
*The Graduation Ceremony of PKNS' Entrepreneurs*



Lawatan Delegasi Bhutan ke PKNS  
*The Bhutan Delegation Visit to PKNS*



Kempen Keselamatan Jalan Raya PKNS  
*PKNS Road Safety Campaign*



Malam Apresiasi Belanjawan Selangor  
*The Appreciation Night of Selangor Budget*



Larian Obor Sukan SEA  
*The Torch Relay of the SEA Games*



Majlis Perasmian Bangunan Ibu Pejabat PKNS  
*The Launching Ceremony of PKNS Headquarters*



Kejohanan Golf Jemputan PKNS  
*The PKNS Invitation Golf Tournament*



Konvokesyen Taska PKNS  
*The Convocation of PKNS Kindergarten*



Kejohanan Bola Jaring Terbuka PKNS  
*The PKNS Open Netball Championship*



Majlis Berbuka Puasa PKNS  
*The PKNS Breaking Fast Ceremony*



Majlis Pecah Tanah UpTown Seksyen 24,  
Shah Alam / *The Uptown Section 24 Shah Alam Groundbreaking Ceremony*



Hi Tea bersama D.O YDP Datuk Bandar  
*Hi Tea Ceremony with D.O YDP Datuk Bandar*



Majlis Penyerahan Kunci Rumah Selangorku Idaman PKNS Antara Gapi  
*The Key Handover Ceremony of Rumah Selangorku Idaman PKNS Antara Gapi*



Majlis Cabutan Bertuah Hartanah  
*The Real Estate Lucky Draw Ceremony*



Majlis Perasmian Promosi Jualan Tunas Niaga  
Protune dan Program Perintis Usahawan BPU  
*The Inauguration Ceremony of the Tunas Niaga Protune Sales Promotion and the Pioneering Programme.*



Media Retreat Challenge / *The Media Retreat Challenge*



Majlis Doa Selamat Sempena Perasmian Bangunan Ibu Pejabat PKNS  
The "Doa Selamat" Ceremony of PKNS Headquarters Building.



Majlis Penyelesaian Hakmilik Strata Pangsapuri Keramat Permai  
The Completion of Strata Title Ceremony of Keramat Permai Apartments



Konvensyen Program Tunas Niaga  
The Convention Programme of Tunas Niaga.



Program Ibadah Korban PKNS  
PKNS Programme of Performing Qurban



Majlis Penyerahan Kunci Rumah Selangorku Idaman PKNS Kota Puteri  
The Key Handover Ceremony of Rumah Selangorku Idaman PKNS Kota Puteri



Hari Kesihatan PKNS  
PKNS Health Day



Sambutan Hari Kemerdekaan Peringkat Negeri Selangor  
Merdeka Day Celebration in Selangor

70

AH2

ELITE (Toll road)

AH2

Cyber Valley Park

CYBER 9  
Persiaran Multimedia

Persiaran Bestari

City  
Jaya





# DIREKTORI

*Directory*



## Anak Syarikat

### Subsidiary Companies



#### WORLDWIDE HOLDINGS BHD.

No. 1 Worldwide @7, Lot 24, Jalan Lazuardi 7/29  
Seksyen 7, 40000 Shah Alam

#### Y. BHG DATIN PADUKA HAJAH NORAZLINA ZAKARIA

Ketua Pegawai Eksekutif / *Chief Executive Officer*

Tel : 03 - 5510 2525  
Fax : 03 - 5510 4448  
Email : dpazlina@whb.com.my  
norhaida@whb.com.my (012-313 9543)



#### PKNS ENGINEERING & CONSTRUCTION BHD

#### PKNS ENGINEERING & CONSTRUCTION BHD.

02-25, Tingkat 2, Persiaran Tasik  
Kompleks PKNS, 40505 Shah Alam

#### TUAN SR. HJ. AHMAD PAUZI BIN MHD. NOOR

Ketua Pegawai Eksekutif / *Chief Executive Officer*

Tel : 03 - 5519 4877, 03 - 5519 4313  
Fax : 03 - 5510 3902, 03 - 5511 6978  
Email : mimie@pecb.com.my (012-675 3456)  
pauzi@pecb.com.my



#### SELANGOR INDUSTRIAL CORPORATION

#### SELANGOR INDUSTRIAL CORPORATION SDN. BHD.

F-G-45, Vista Alam, Jalan Ikhtisas, Seksyen 14  
40000 Shah Alam

#### TUAN IR. ZULKEFLI BIN HJ KHALID

Ketua Pegawai Eksekutif / *Chief Executive Officer*

Tel : 03 - 5524 4040, 03 - 5523 9315 (kak ela)  
Fax : 03 - 5524 3799  
Email : norlelawati@sic.com.my (016-213 8955)  
zulkefli@sic.com.my



#### SELGATE CORPORATION SDN BHD

(formerly known as PKNS Holdings Sdn Bhd)  
No. 1-02&1-03, Level 1, Plaza Azalea,  
Jalan Pembangunan 14/6, Seksyen 14,  
40000 Shah Alam

#### ENCIK NOOR HISHAM BIN MOHD GHOUTH

Ketua Pegawai Eksekutif / *Chief Executive Officer*

Tel : 03 - 5521 7000 (Shaharulrazi : 019-3764168)  
Fax : 03 - 5510 7668  
Email : hisham@selgatecorporation.com  
waniemdnor@selgatecorporation.com (012-242 7187)



#### DE PALMA HOTEL

#### DE PALMA MANAGEMENT SERVICES SDN. BHD.

Jalan Selaman 1/2, Palm Square Ampang Point,  
Jalan Ampang, 68000 Ampang

#### DR AZAHARUL HISHAM BIN DATO SERI SULONG AHMAD

Ketua Pegawai Eksekutif

Rangkaian Hotel De Palma

*Chief Executive Officer for De Palma Group of Hotels*

Tel : 03 - 4270 7070, 03 - 5542 8080  
Fax : 03 - 4270 7080, 03 - 4270 1597, 03 - 5541 1222  
Email : carmen@depalmahotel.com (administration)  
gceo@depalmahotel.com (017-3668969)  
ummuhani@depalmahotel.com (017-233 6503)



#### PI BRILLIANT BHD

77 & 78 Jalan Teknologi 3/9  
Bistari D'Kota, PJU 5, Kota Damansara  
47810 Petaling Jaya

#### TUAN HJ. MOHD. ZAIN BIN SARMAN

Ketua Pegawai Eksekutif / *Chief Executive Officer*

Tel : 03 - 6141 8990  
Fax : 03 - 6141 8102, 03 - 6141 8107  
Email : shrozita@pibrilliant.com.my (012-311 2463)  
zain@pibrilliant.com.my  
sitinorhizah@pibrilliant.com.my (sumber manusia)

**SELAMAN SDN. BHD.**

Lot 82, Lorong Memanda I  
Ampang Point, 68000 Ampang

**ENCIK DZULKARNAIN BIN AHMAD**

Ketua Pegawai Operasi (COO) / *Chief Operating Officer*

Tel : 03 - 4257 0151  
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dz\_ahmad@selaman.com.my

**SACC CONVEC SDN BHD**

Pejabat Ketua Pegawai Eksekutif  
No. 4, Jalan Perbadanan 14/9, 40000 Shah Alam

**DR AZAHARUL HISHAM BIN DATO SERI SULONG AHMAD**

Pemangku Ketua Pegawai Eksekutif  
*Acting Chief Executive Officer*

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Fax : 03 - 5511 8848  
Email : arni@sacc.com.my (019 - 360 3858)  
nasrudin@sacc.com.my

**AKADEMI PKNS SDN BHD**

No. 333A, Tingkat 3, Blok 5, Laman Seri Business Park  
Persiaran Sukan, Seksyen 13, 40100 Shah Alam

**TUAN HAJI IDRIS BIN ISHAK**

Pengurus Besar / *General Manager*

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fairol@pkns.gov.my (012-906 3900)  
pb.akademipkns@gmail.com  
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**DATUMCORP INTERNATIONAL SDN. BHD.**

Lot 42, Jalan U-Thant, Taman U-Thant,  
55000 Kuala Lumpur

**ENCIK SHYTUL SHAHRYN BIN MOHAMMAD SHAARI**

Ketua Pegawai Operasi / *Chief Operating Officer*

Tel : 03 - 4217 6000  
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shytulshahryn@datumcorp.com.my  
norbalkish@datumcorp.com.my (019 - 392 1186)

**PKNS REAL ESTATE SDN BHD**

3F-05, Tingkat 3, SACC Mall  
Jalan Perbandaran 14/9, 40000 Shah Alam

**ENCIK SR. FAKRU RADZI BIN ABD. GHANI**

Ketua Pegawai Eksekutif / *Chief Executive Officer*

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**YBHG. DATUK SERI FATEH ISKANDAR  
BIN DATO' MOHAMAD MANSOR**

Ketua Pegawai Eksekutif / *Chief Executive Officer*

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Fax : 03 - 7729 7000  
email : aliza@glomac.com.my  
sharolana@glomac.com.my

**KELANA PROPERTY DEVELOPMENT SDN BHD**

Tingkat 15, Menara Glomac  
Glomac Damansara, Jalan Damansara  
60000 Kuala Lumpur

## Syarikat Bersekutu

### Associate Companies

#### LIGAMAS SDN. BHD.

Jalan Genting – Hulu Yam, Seksyen 6,  
Bandar Utama Batang Kali, 44300 Batang Kali

#### ENCIK NAHAR BIN BODIN

Pengurus Besar / *General Manager*

Tel : 03 - 6075 1058  
Fax : 03 - 6075 1215  
Email : sales@ligamas.com.my

#### KESAS HOLDINGS BHD.

Wisma Kesas, No. 1, Lebuhraya Shah Alam  
47500 Subang Jaya

#### TUAN HAJI MOHAMED SHAH BIN SAMIN

Ketua Pegawai Operasi / *Chief Operating Officer*

Tel : 03 - 8025 0808  
Fax : 03 - 8025 0909 / 8025 0867

#### TROPICANA INDAH SDN. BHD.

Lot LG – A1, Lower Ground Floor,  
Tropicana City Mall, No. 3, Jalan SS 20/27,  
47400 Petaling Jaya  
(Dulu Damansara Impian Sdn Bhd)

#### Y. BHG. DATO' ANDY KHOO

Pengarah Urusan / *Director*

Tel : 03 - 7710 1018 (Mr. Yew) P.Projek  
Fax : 03 - 7710 1066 / 7726 8181 / 7726 8888  
Email : kcyew@dijayacorp.com

Yew Kong Chee  
Sales & Administration, Dijaya Corporation Berhad  
Tel : 03 - 7710 1018 ext 135  
Fax : 03 - 7725 3035

#### PROJECT MANAGEMENT GUOCOLAND (M) BHD. GLM EMERALD (SEPANG) SDN. BHD.

(Dulu VINTAGE HEIGHTS SDN. BHD.)  
Level 19, Blok B, HP Tower  
No. 12, Jalan Gelenggang Bukit Damansara  
50490 Kuala Lumpur

#### Y.BHG DATO' EDMUND KONG WOON JUN

Pengarah Urusan / *Director*

Tel : 03 - 2726 1000  
Fax : 03 - 2726 1001  
Fatimah Norain (ext : 1088)

#### SELANGOR POLO SDN. BHD.

No. 1, Jalan Polo 10/7, Off Persiaran Mahogany  
47810 Kota Damansara, Petaling Jaya

#### Y. BHG. DATO' MUCIP HALDUN ELCHI

Pengarah / *Director*

Tel : 03 - 6157 9908 (Selvia)  
fax : 03 - 6157 9909  
Email : admin@selangorpolo.com

#### SELANGOR COUNTRY CLUB SDN. BHD.

No. 1, Jalan Polo 10/7, Off Persiaran Mahogany  
47810 Kota Damansara, Petaling Jaya

#### Y. BHG. DATO' MUCIP HALDUN ELCHI

Pengarah / *Director*

Tel : 03 - 6157 9908 (Selvia)  
fax : 03 - 6157 9909  
Email : admin@selangorpolo.com

#### BANGI RESORT & DEVELOPMENT CORPORATION SDN. BHD.

No. 1, Persiaran Bandar, Bandar Baru Bangi  
43650 Selangor

#### ENCIK ALLAN SOH

Pengarah / *Director*

Tel : 03 - 8925 3728 / 8210 2288 (Fiona)  
Tn Syed Izharuddin : 013 - 341 6191  
Fax : 03 - 8925 3726 / 8925 3727  
Email : brdc@tm.net.my  
syeza123@gmail.com

**BANGI HOTEL SDN. BHD.**

d/a Bangi Resort & Development Corporation Sdn. Bhd.  
No. 1, Persiaran Bandar, Bandar Baru Bangi  
43650 Selangor

**ENCIK ALLAN SOH**

Pengarah / *Director*

Tel : 03 - 8925 3728 / 8210 2288 (Fiona)

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**PKNS-LFD SDN. BHD.**

c/o AD-Consult (M) Sdn. Bhd.  
Suite 13.02, 13th Floor, Menara Tan & Tan  
No. 207, Jalan Tun Razak, 50400 Kuala Lumpur

**ENCIK CHOONG KUI WENG**

Pengarah / *Director*

Tel : 012 - 268 9047

Fax : 03 - 4257 3088

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**SUNWAY PKNS SDN. BHD.**

Level 3, Menara Sunway  
Jalan Lagoon Timur, Bandar Sunway  
46150 Petaling Jaya

**SARENA CHEAH YEAN TIH**

Pengarah / *Director*

Tel : 03 - 5639 9219 (Winniel)

Fax : 03 - 5639 9876

Email : winniel@sunway.com.my

(En. Adli Sham : 012 - 265 0432)

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**MUST EHSAN DEVELOPMENT SDN. BHD.**

No. 46G, Jalan PJU 5/22  
Pusat Perdagangan Kota Damansara  
Kota Damansara PJU 5, 47810 Petaling Jaya

**Y.BHG DATO' ZAKARIA BIN NORDIN**

Pengarah Eksekutif / *Executive Director*

Tel : 03 - 6286 7777 (Iza)

03 - 6286 7681 (Nurul)

Fax : syazwani@encsb.com.my

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**KUNDANG PROPERTIES SDN. BHD.**

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Mid Valley City, Lingkaran Syed Putra  
59200 Kuala Lumpur

**ENCIK CHUA SENG YONG**

Pengarah / *Director*

Tel : 03 - 2289 8809

Fax : 03 - 2287 6620 / 03 - 2289 8802

Email : candice@igbcorp.com (03 - 22832266)

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**PKNS ANDAMAN DEVELOPMENT SDN BHD**

No.2-09-02, Level 1, Jalan Medan Pusat Bandar 8  
Bangi Sentral, Seksyen 9, 43650 Bandar Baru Bangi

**PN ZAWIAH BINTI MOHD THANI**

Pengurus Besar / *General Manager*

Tel : 03 - 8926 0090

Fax : 03 - 89260071

**daffina<sup>2</sup>**  
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SENTUHAN ALAM SEMULAJADI



PUTERI DAFFINA 2 | Keluasan 2,658 - 2,540 kpa | Harga Dimulai **RM 487,290\***

KEHIDUPAN TENANG DI KOTA PUTERI

- Akses mudah melalui lebuh raya LAYAR, Gohar, dan Shah Alam - Bera Arang.
- Lokasi strategik di bandar pembangunan yang berkembang dengan kawasan industri moden.

**DIBUKA UNTUK JUALAN**

Untuk Maklumat Lanjut:  
 016-251 0113 | 013-939 0310 | 013-393 8183  
 011-1429 3079  
 www.pkns-property.com

**PKNS SMART**

**PKNS**

|      |   |
|------|---|
| 3014 | 3 |
| 3013 | 3 |
| 4002 | 6 |
| 3012 | 3 |

...akan diayun sebentar lagi.

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 PKNS

**REBAT TUNAI MENANTI ANDA!**

| Peringkat                             | Peringkat                               |
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| Peringkat 3 (RM 550,000 - 600,000)    | Peringkat 4 (RM 600,000 - 650,000)      |
| Peringkat 5 (RM 650,000 - 700,000)    | Peringkat 6 (RM 700,000 - 750,000)      |
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| Peringkat 9 (RM 850,000 - 900,000)    | Peringkat 10 (RM 900,000 - 950,000)     |
| Peringkat 11 (RM 950,000 - 1,000,000) | Peringkat 12 (RM 1,000,000 - 1,050,000) |

\*Kerjasama dengan Bank Pembangunan Malaysia Berhad (BPM) dan Bank Islam Malaysia Berhad (BIMB). Peringkat dan Rebate Tunai ini adalah berdasarkan harga jualan. Rebate Tunai akan diberikan kepada pembeli yang telah membayar deposit awal. Rebate Tunai akan diberikan kepada pembeli yang telah membayar deposit awal. Rebate Tunai akan diberikan kepada pembeli yang telah membayar deposit awal.





# PENYATA KEWANGAN

*Financial Statements*



**LAPORAN KETUA AUDIT NEGARA  
MENGENAI PENYATA KEWANGAN  
PERBADANAN KEMAJUAN NEGERI SELANGOR  
BAGI TAHUN BERAKHIR 31 DISEMBER 2017**

**Laporan Mengenai Penyata Kewangan**

**Pendapat**

Penyata Kewangan Perbadanan Kemajuan Negeri Selangor telah diaudit oleh wakil saya yang merangkumi Penyata Kedudukan Kewangan Pada 31 Disember 2017 dan Penyata Pendapatan Komprehensif, Penyata Perubahan Ekuiti serta Penyata Aliran Tunai bagi tahun berakhir pada tarikh tersebut, ringkasan polisi perakaunan yang signifikan dan nota kepada penyata kewangan seperti dinyatakan pada muka surat 3 hingga 76.

Pada pendapat saya, penyata kewangan ini memberikan gambaran yang benar dan saksama mengenai kedudukan kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan pada 31 Disember 2017 dan prestasi kewangan serta aliran tunai bagi tahun berakhir pada tarikh tersebut selaras dengan piawaian pelaporan kewangan yang diluluskan di Malaysia, Enakmen Perbadanan Kemajuan Negeri Selangor 1964 dan Akta Syarikat 1965.

**Asas Kepada Pendapat**

Saya telah melaksanakan pengauditan berdasarkan Akta Audit 1957 dan *The International Standards of Supreme Audit Institutions*. Tanggungjawab saya dihuraikan selanjutnya di perenggan Tanggungjawab Juruaudit Terhadap Pengauditan Penyata Kewangan dalam laporan ini. Saya percaya bahawa bukti audit yang diperoleh adalah mencukupi dan bersesuaian untuk dijadikan asas kepada pendapat saya.

**Kebebasan dan Tanggungjawab Etika Lain**

Saya adalah bebas daripada Perbadanan Kemajuan Negeri Selangor dan Kumpulan serta telah memenuhi tanggungjawab etika lain berdasarkan *The International Standards of Supreme Audit Institutions*.



### **Maklumat Lain Selain Daripada Penyata Kewangan dan Laporan Juruaudit Mengenainya**

Ahli Perbadanan, Perbadanan Kemajuan Negeri Selangor bertanggungjawab terhadap maklumat lain dalam Laporan Tahunan. Pendapat saya terhadap penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan tidak meliputi maklumat lain selain daripada Penyata Kewangan dan Laporan Juruaudit mengenainya dan saya tidak menyatakan sebarang bentuk kesimpulan jaminan mengenainya.

### **Tanggungjawab Ahli Perbadanan Terhadap Penyata Kewangan**

Ahli Perbadanan bertanggungjawab terhadap penyediaan penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan yang memberi gambaran benar dan saksama selaras dengan piawaian pelaporan kewangan yang diluluskan di Malaysia, Enakmen Perbadanan Kemajuan Negeri Selangor 1964 dan Akta Syarikat 1965. Ahli Perbadanan juga bertanggungjawab terhadap penetapan kawalan dalaman yang perlu bagi membolehkan penyediaan penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan yang bebas daripada salah nyata yang ketara, sama ada disebabkan fraud atau kesilapan.

Semasa penyediaan penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan, Ahli Perbadanan bertanggungjawab untuk menilai keupayaan Perbadanan Kemajuan Negeri Selangor dan Kumpulan untuk beroperasi sebagai satu usaha berterusan, mendedahkannya jika berkaitan serta menggunakannya sebagai asas perakaunan.

### **Tanggungjawab Juruaudit Terhadap Pengauditan Penyata Kewangan**

Objektif saya adalah untuk memperoleh keyakinan yang munasabah sama ada penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan secara keseluruhannya adalah bebas daripada salah nyata yang ketara, sama ada disebabkan fraud atau kesilapan, dan mengeluarkan Laporan Juruaudit yang merangkumi pendapat saya. Jaminan yang munasabah adalah satu tahap jaminan yang tinggi, tetapi bukan satu jaminan bahawa audit yang dijalankan mengikut *The International Standards of Supreme Audit Institutions* akan sentiasa mengesan salah nyata yang ketara apabila ia wujud. Salah nyata boleh wujud daripada fraud atau kesilapan dan dianggap ketara sama ada secara individu atau agregat sekiranya boleh dijangkakan dengan munasabah untuk mempengaruhi keputusan ekonomi yang dibuat oleh pengguna berdasarkan penyata kewangan ini.

Sebagai sebahagian daripada pengauditan mengikut *The International Standards of Supreme Audit Institutions*, saya menggunakan pertimbangan profesional dan mengekalkan keraguan profesional sepanjang pengauditan. Saya juga:

- a. Mengetahui dan menilai risiko salah nyata ketara dalam penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan, sama ada disebabkan fraud

atau kesilapan, merangka dan melaksanakan prosedur audit yang responsif terhadap risiko berkenaan serta mendapatkan bukti audit yang mencukupi dan bersesuaian untuk memberikan asas kepada pendapat saya. Risiko untuk tidak mengesan salah nyata ketara akibat daripada fraud adalah lebih tinggi daripada kesilapan kerana fraud mungkin melibatkan pakatan, pemalsuan, ketinggalan yang disengajakan, representasi yang salah, atau mengatasi kawalan dalaman.

- b. Memahami kawalan dalaman yang relevan untuk merangka prosedur audit yang bersesuaian tetapi bukan untuk menyatakan pendapat mengenai keberkesanan kawalan dalaman Perbadanan Kemajuan Negeri Selangor dan Kumpulan.
- c. Menilai kesesuaian dasar perakaunan yang diguna pakai dan kemunasabahan anggaran perakaunan dan pendedahan yang berkaitan oleh Ahli Perbadanan.
- d. Membuat kesimpulan terhadap kesesuaian penggunaan asas perakaunan untuk usaha berterusan oleh Ahli Perbadanan dan berdasarkan bukti audit yang diperoleh, sama ada wujudnya ketidakpastian yang ketara berkaitan dengan peristiwa atau keadaan yang mungkin menimbulkan keraguan yang signifikan terhadap keupayaan Perbadanan Kemajuan Negeri Selangor atau Kumpulan sebagai satu usaha berterusan. Jika saya membuat kesimpulan bahawa ketidakpastian ketara wujud, saya perlu melaporkan dalam Laporan Juruaudit terhadap pendedahan yang berkaitan dalam penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan atau, jika pendedahan tersebut tidak mencukupi, pendapat saya akan diubah. Kesimpulan saya dibuat berdasarkan bukti audit yang diperoleh sehingga tarikh Laporan Juruaudit.
- e. Menilai sama ada keseluruhan persembahan termasuk pendedahan penyata kewangan Perbadanan Kemajuan Negeri Selangor dan Kumpulan memberi gambaran yang saksama.
- f. Mendapatkan bukti audit yang mencukupi dan bersesuaian berkaitan maklumat kewangan entiti dan aktiviti perniagaan dalam Kumpulan untuk memberikan pendapat terhadap Penyata Kewangan Kumpulan. Saya bertanggungjawab untuk hala tuju, pengawasan dan pelaksanaan pengauditan kumpulan. Saya hanya bertanggungjawab terhadap pendapat saya.

Saya telah berkomunikasi dengan Ahli Perbadanan, antaranya mengenai skop dan tempoh pengauditan yang dirancang serta penemuan audit yang signifikan, termasuk kelemahan kawalan dalaman yang dikenal pasti semasa pengauditan.

### Laporan Mengenai Keperluan Perundangan dan Peraturan Lain

Berdasarkan keperluan Enakmen Perbadanan Kemajuan Negeri Selangor 1964 dan Akta Syarikat 1965, saya juga melaporkan perkara berikut:

- a. Pada pendapat saya, rekod perakaunan dan rekod lain yang dikehendaki Akta untuk disimpan oleh Perbadanan Kemajuan Negeri Selangor dan subsidiarinya yang mana kami telah bertindak sebagai juruaudit telah disimpan dengan sempurna menurut kehendak Enakmen dan Akta.
- b. Saya telah mempertimbangkan akaun dan Laporan Juruaudit bagi semua subsidiari yang tidak diaudit oleh saya seperti yang dinyatakan dalam Nota 8 kepada penyata kewangan yang telah dimasukkan dalam akaun disatukan.
- c. Saya berpuas hati bahawa akaun subsidiari yang disatukan dengan penyata kewangan Perbadanan Kemajuan Negeri Selangor dalam bentuk dan kandungan yang sesuai dan teratur bagi tujuan penyediaan penyata kewangan Kumpulan dan saya juga telah menerima maklumat dan penjelasan yang memuaskan sebagaimana yang dikehendaki bagi tujuan tersebut.
- d. Laporan Juruaudit ke atas akaun subsidiari tidak mengandungi sebarang teguran atau pemerhatian yang boleh menjejaskan penyata kewangan.

### Hal-hal Lain

Laporan ini dibuat untuk Ahli Perbadanan dan bukan untuk tujuan lain. Saya tidak bertanggungjawab terhadap pihak lain bagi kandungan laporan ini.



(TAN SRI DR. MADINAH BINTI MOHAMAD)  
KETUA AUDIT NEGARA  
MALAYSIA

PUTRAJAYA  
14 OGOS 2018



**PERBADANAN KEMAJUAN NEGERI SELANGOR**

(Ditubuhkan di Malaysia di bawah Enakmen No. 4, 1964 Negeri Selangor)

**PENYATA KEWANGAN**

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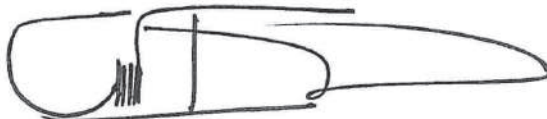
**PERBADANAN KEMAJUAN NEGERI SELANGOR**

(Ditubuhkan di Malaysia di bawah Enakmen No. 4, 1964 Negeri Selangor)

**PENYATA AHLI-AHLI PERBADANAN**

Para Ahli-Ahli Perbadanan Kemajuan Negeri Selangor dengan ini menyatakan bahawa, pada pendapat kami, Penyata Kewangan yang mengandungi Penyata Pendapatan Komprehensif, Penyata Kedudukan Kewangan, Penyata Perubahan Ekuiti dan Penyata Aliran Tunai yang berikut ini beserta dengan nota-nota kepada Penyata Kewangan didalamnya, adalah disediakan untuk menunjukkan pandangan yang benar dan saksama berkenaan kedudukan Perbadanan Kemajuan Negeri Selangor pada 31 Disember 2017 dan hasil kendaliannya serta perubahan kedudukan kewangannya bagi tahun berakhir pada tarikh tersebut.

Bagi pihak Ahli-Ahli Perbadanan,



DATO' SERI MOHAMED AZMIN BIN ALI  
Pengerusi



DATO' NOR AZMIE BIN DIRON  
Ahli Perbadanan

Shah Alam

Tarikh 03 APR 2018

**PERBADANAN KEMAJUAN NEGERI SELANGOR**

(Ditubuhkan di Malaysia di bawah Enakmen No. 4, 1964 Negeri Selangor)

**PENGAKUAN OLEH PEGAWAI UTAMA YANG BERTANGGUNGJAWAB  
KE ATAS PENGURUSAN KEWANGAN**

Saya, DATIN PADUKA DR. HAJAH NORAIIDA BINTI HAJI MOHD YUSOF, pegawai utama yang bertanggungjawab ke atas pengurusan kewangan dan rekod-rekod perakaunan Perbadanan Kemajuan Negeri Selangor, dengan ikhlasnya mengakui bahawa Penyata Pendapatan Komprehensif, Penyata Kedudukan Kewangan, Penyata Perubahan Ekuiti dan Penyata Aliran Tunai dalam kedudukan kewangan yang berikut ini beserta dengan nota-nota kepada Penyata Kewangan didalamnya mengikut sebaik-baik pengetahuan dan kepercayaan saya, adalah betul dan saya membuat ikrar ini dengan sebenarnya mempercayai bahawa ia adalah benar dan atas kehendak-kehendak Akta Akuan Berkanun, 1960.

Ditandatangani dan diikrarkan oleh penama }  
 di atas DATIN PADUKA DR. HAJAH }  
 NORAIIDA BINTI HAJI MOHD YUSOF di }  
 Shah Alam dalam Negeri Selangor pada }

21 MAR 2018



DATIN PADUKA DR. HAJAH  
 NORAIIDA BINTI HAJI MOHD  
 YUSOF

Di hadapan saya,



Pesuruhjaya Sumpah

Shah Alam



Lot 02-23A, Tingkat Dua  
 Kompleks PKNS  
 40000 Shah Alam  
 Selangor Darul Ehsan.

# Penyata Pendapatan Komprehensif

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017

|   | Nota | Kumpulan         |                | Perbadanan       |                |
|---|------|------------------|----------------|------------------|----------------|
|   |      | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| Pendapatan  | 3    | <b>922,258</b>   | 986,400        | <b>397,553</b>   | 456,017        |
| Lain-lain pendapatan operasi  |      | <b>104,189</b>   | 67,586         | <b>91,184</b>    | 87,740         |
| Perubahan dalam inventori   |      | <b>32,171</b>    | 96,500         | <b>22,480</b>    | (910)          |
| Kos projek kemajuan hartanah diiktiraf                                      | 15   | <b>(305,024)</b> | (301,941)      | <b>(200,634)</b> | (208,166)      |
| Kos kontrak diiktiraf   |      | <b>(33,633)</b>  | (94,209)       | -                | -              |
| Kos pelaksanaan perkhidmatan  |      | <b>(174,806)</b> | (264,769)      | -                | -              |
| Kos kakitangan  | 4    | <b>(175,575)</b> | (157,768)      | <b>(101,324)</b> | (94,177)       |
| Susutnilai hartanah, loji dan peralatan                                     | 7    | <b>(24,445)</b>  | (24,164)       | <b>(6,673)</b>   | (3,254)        |
| Susutnilai pelaburan hartanah   | 12   | <b>(5,455)</b>   | (5,550)        | <b>(5,203)</b>   | (5,270)        |
| Lain-lain perbelanjaan operasi  |      | <b>(211,611)</b> | (180,037)      | <b>(162,040)</b> | (166,347)      |
| <b>Keuntungan operasi</b>   |      | <b>128,069</b>   | 122,048        | <b>35,343</b>    | 65,633         |
| Kos kewangan  | 4    | <b>(73,336)</b>  | (41,676)       | <b>(55,005)</b>  | (24,286)       |
| Bahagian keuntungan syarikat-syarikat bersekutu                             |      | <b>56,122</b>    | 202,696        | -                | -              |
| Pendapatan bersih dari lain-lain pelaburan                                  | 5    | <b>25,747</b>    | 20,182         | <b>135,621</b>   | 282,124        |
| <b>Keuntungan sebelum cukai dan zakat</b>                                   | 4    | <b>136,602</b>   | 303,250        | <b>115,959</b>   | 323,471        |
| Zakat   |      | <b>(4,734)</b>   | (6,523)        | <b>(3,793)</b>   | (4,883)        |
| Cukai   | 6    | <b>(39,544)</b>  | (16,431)       | <b>(14,253)</b>  | 622            |
| <b>Keuntungan selepas cukai dan zakat</b>                                   |      | <b>92,324</b>    | 280,296        | <b>97,913</b>    | 319,210        |
| Keuntungan dari nilai saksama tanah   |      | <b>15,400</b>    | -              | -                | -              |
| Kepentingan bukan kawalan   |      | <b>(17,056)</b>  | (8,842)        | -                | -              |
| <b>Keuntungan bersih bagi tahun Semasa / Jumlah pendapatan komprehensif</b> |      | <b>90,668</b>    | 271,454        | <b>97,913</b>    | 319,210        |

Nota-nota yang disertakan merupakan sebahagian daripada penyata kewangan ini

# Penyata Kedudukan Kewangan

PADA 31 DISEMBER 2017

|  | Nota | Kumpulan         |                  | Perbadanan       |                  |
|--|------|------------------|------------------|------------------|------------------|
|  |      | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000   |
| <b>Aset Bukan Semasa</b>                                     |      |                  |                  |                  |                  |
| Hartanah, loji dan peralatan                                 | 7    | 357,709          | 294,561          | 195,616          | 182,838          |
| Pelaburan dalam syarikat-syarikat<br>Subsidiari              | 8    | -                | -                | 1,573,365        | 1,434,941        |
| Pelaburan dalam syarikat-syarikat<br>bersekutu               | 9    | 661,423          | 726,696          | 158,189          | 135,464          |
| Lain-lain pelaburan  | 10   | 337,185          | 332,451          | 251,432          | 248,639          |
| Muhibah daripada penyatuan                                   | 11   | 9,149            | 7,742            | -                | -                |
| Pelaburan Hartanah   | 12   | 976,004          | 911,190          | 226,965          | 230,273          |
| Harta hartanah   | 13   | 777,368          | 739,293          | 451,472          | 494,145          |
| Aset tidak ketara  |      | -                | 4                | -                | -                |
| Aset cukai tertunda  | 27   | 25,583           | 18,911           | 3,929            | 6,689            |
|  |      | <b>3,144,421</b> | <b>3,030,848</b> | <b>2,860,968</b> | <b>2,732,989</b> |
| <b>Aset Semasa</b>   |      |                  |                  |                  |                  |
| Inventori  | 14   | 418,255          | 283,403          | 249,365          | 135,439          |
| Projek kemajuan hartanah                                     | 15   | 3,664,689        | 3,142,553        | 3,144,304        | 2,671,316        |
| Kerja kontrak yang telah dijalankan<br>tetapi belum dituntut | 16   | 266,803          | 474,562          | -                | -                |
| Tuntutan kemajuan terakru                                    |      | 2,108            | 9,655            | -                | -                |
| Penghutang perdagangan                                       | 17   | 460,984          | 431,665          | 244,673          | 200,157          |
| Lain-lain penghutang, deposit dan<br>bayaran terdahulu       | 18   | 145,094          | 134,816          | 55,141           | 72,249           |
| Pelaburan portfolio  | 19   | 22,361           | 18,349           | 18,797           | 14,870           |
| Simpanan tetap   | 20   | 313,252          | 331,744          | 5,501            | 5,336            |
| Wang tunai dan baki di bank                                  | 31   | 169,395          | 233,929          | 29,744           | 84,041           |
| Cukai boleh pulih  |      | 77,202           | 86,179           | 47,572           | 52,443           |
|  |      | <b>5,540,143</b> | <b>5,146,855</b> | <b>3,795,097</b> | <b>3,235,851</b> |
| <b>Liabiliti Semasa</b>                                      |      |                  |                  |                  |                  |
| Pemiutang perdagangan  | 26   | 281,836          | 338,657          | 86,234           | 106,115          |
| Tuntutan terdahulu dari kontrak<br>pembinaan                 | 16   | 244,375          | 472,341          | -                | -                |
| Tuntutan kemajuan terdahulu                                  |      | 80,328           | 21,003           | 62,833           | 13,489           |
| Lain-lain pemiutang  | 28   | 368,367          | 292,138          | 270,884          | 224,713          |
| Amaun terhutang kepada<br>pemegang saham bukan kawalan       | 29   | 2,275            | 24,770           | -                | -                |
| Pemiutang pajakan kewangan                                   | 22   | 804              | 156              | -                | -                |
| Pinjaman jangka pendek                                       | 30   | 13,845           | 25,031           | -                | -                |
| Tanggungan cukai   |      | 4,078            | 5,303            | -                | -                |
| Geran tertunda   |      | 1,632            | -                | -                | -                |
|  |      | <b>997,540</b>   | <b>1,179,399</b> | <b>419,951</b>   | <b>344,317</b>   |
| Aset semasa bersih   |      | <b>4,542,603</b> | <b>3,967,456</b> | <b>3,375,146</b> | <b>2,891,534</b> |
|  |      | <b>7,687,024</b> | <b>6,998,304</b> | <b>6,236,114</b> | <b>5,624,523</b> |

Nota-nota yang disertakan merupakan sebahagian daripada penyata kewangan ini



# Penyata Kedudukan Kewangan

PADA 31 DISEMBER 2017 (SAMB.)

|   | Nota | Kumpulan         |                | Perbadanan       |                |
|---|------|------------------|----------------|------------------|----------------|
|   |      | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Dibiayai Oleh:</b>   |      |                  |                |                  |                |
| Keuntungan terkumpul  |      | <b>5,832,792</b> | 5,757,231      | <b>4,890,846</b> | 4,792,933      |
| Akaun perlindungan harta Rizab  | 21   | <b>25,243</b>    | 24,465         | <b>25,243</b>    | 24,465         |
|   |      | <b>21,749</b>    | 8,459          | -                | -              |
|   |      | <b>5,879,784</b> | 5,790,155      | <b>4,916,089</b> | 4,817,398      |
| Kepentingan bukan kawalan   |      | <b>113,128</b>   | 97,390         | -                | -              |
| Jumlah Ekuiti   |      | <b>5,992,912</b> | 5,887,545      | <b>4,916,089</b> | 4,817,398      |
| <b>Liabiliti jangka panjang</b>   |      |                  |                |                  |                |
| Pemiutang pajakan kewangan  | 22   | <b>1,883</b>     | 366            | -                | -              |
| Lain-lain pemiutang   | 28   | <b>1,554</b>     | 446            | -                | -              |
| Pinjaman jangka panjang   | 23   | <b>1,593,596</b> | 1,017,869      | <b>1,293,885</b> | 782,502        |
| Peruntukan penutupan dan kos selepas penutupan operasi pelupusan sistem pepejal | 24   | <b>53,908</b>    | 50,151         | -                | -              |
| Ganjaran persaraan  | 25   | <b>8,493</b>     | 8,230          | <b>3,779</b>     | 3,491          |
| Liabiliti cukai tertunda  | 27   | <b>34,678</b>    | 33,697         | <b>22,361</b>    | 21,132         |
| Jumlah Liabiliti Jangka Panjang   |      | <b>1,694,112</b> | 1,110,759      | <b>1,320,025</b> | 807,125        |
|   |      | <b>7,687,024</b> | 6,998,304      | <b>6,236,114</b> | 5,624,523      |

# Penyata Perubahan Ekuiti

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|   | Akaun<br>Perlindungan<br>Harta<br>RM'000 | Rizab<br>Penilaian<br>Semula<br>RM'000 | Lain-Lain<br>Rizab<br>RM'000 | Keuntungan<br>Terkumpul<br>RM'000 | Jumlah<br>RM'000 | Kepentingan<br>Bukan<br>Kawalan<br>RM'000 | Jumlah<br>Ekuiti<br>RM'000 |
|---|--|--|------------------------------|-----------------------------------|------------------|---|----------------------------|
| <b>Kumpulan</b>                             |  |  |                              |                                   |                  |   |                            |
| Baki pada 1 Januari 2016                    | 23,534                                   | 3,232                                  | 3,568                        | 5,485,777                         | 5,516,111        | 92,283                                    | 5,608,394                  |
| Keuntungan bersih bagi tahun semasa         | -  | -                                      | -                            | 271,454                           | 271,454          | 8,842                                     | 280,296                    |
| Lain-lain pelarasan                         | -  | -                                      | -                            | -                                 | -                | (3,735)                                   | (3,735)                    |
| Penambahan/ (pengurangan) pada tahun semasa | 931                                      | -                                      | 1,659                        | -                                 | 2,590            | -   | 2,590                      |
| <b>Baki pada 31 Disember 2016</b>           | <b>24,465</b>                            | <b>3,232</b>                           | <b>5,227</b>                 | <b>5,757,231</b>                  | <b>5,790,155</b> | <b>97,390</b>                             | <b>5,887,545</b>           |

Nota-nota yang disertakan merupakan sebahagian daripada penyata kewangan ini

# Penyata Perubahan Ekuiti

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|  | Akaun<br>Perlindungan<br>Harta<br>RM'000 | Rizab<br>Penilaian<br>Semula<br>RM'000 | Lain-Lain<br>Rizab<br>RM'000 | Keuntungan<br>Terkumpul<br>RM'000 | Jumlah<br>RM'000 | Kepentingan<br>Bukan<br>Kawalan<br>RM'000 | Jumlah<br>Ekuiti<br>RM'000 |
|--|--|--|------------------------------|-----------------------------------|------------------|---|----------------------------|
| <b>Kumpulan</b>                            |  |  |                              |                                   |                  |   |                            |
| Baki pada 1 Januari 2017                   | 24,465                                   | 3,232                                  | 5,227                        | 5,757,231                         | 5,790,155        | 97,390                                    | 5,887,545                  |
| Keuntungan bersih bagi tahun semasa        | -  | -                                      | -                            | 75,268                            | 75,268           | 17,056                                    | 92,324                     |
| Keuntungan dari nilai saksama tanah        | -  | 15,400                                 | -                            | -                                 | 15,400           | -   | 15,400                     |
| Lain-lain pelarasan                        | -  | -                                      | -                            | -                                 | -                | (1,318)                                   | (1,318)                    |
| Pengkelasan nilai saksama                  | -  | -                                      | (293)                        | 293                               | -                | -   | -                          |
| Penambahan/(pengurangan) pada tahun Semasa | 778                                      | -                                      | (1,817)                      | -                                 | (1,039)          | -   | (1,039)                    |
| <b>Baki pada 31 Disember 2017</b>          | <b>25,243</b>                            | <b>18,632</b>                          | <b>3,117</b>                 | <b>5,832,792</b>                  | <b>5,879,784</b> | <b>113,128</b>                            | <b>5,992,912</b>           |

Nota-nota yang disertakan merupakan sebahagian daripada penyata kewangan ini

# Penyata Perubahan Ekuiti

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|                                     | Akaun                           |                                   | Jumlah<br>RM'000 |
|-------------------------------------|---------------------------------|-----------------------------------|------------------|
|                                     | Perlindungan<br>Harta<br>RM'000 | Keuntungan<br>Terkumpul<br>RM'000 |                  |
| <b>Perbadanan</b>                   |                                 |                                   |                  |
| Baki pada 1 Januari 2016            | 23,534                          | 4,473,723                         | 4,497,257        |
| Penambahan pada tahun semasa        | 931                             | -                                 | 931              |
| Keuntungan bersih bagi tahun semasa | -                               | 319,210                           | 319,210          |
| <b>Baki pada 31 Disember 2016</b>   | <b>24,465</b>                   | <b>4,792,933</b>                  | <b>4,817,398</b> |
| Baki pada 1 Januari 2017            | 24,465                          | 4,792,933                         | 4,817,398        |
| Penambahan pada tahun semasa        | 778                             | -                                 | 778              |
| Keuntungan bersih bagi tahun semasa | -                               | 97,913                            | 97,913           |
| <b>Baki pada 31 Disember 2017</b>   | <b>25,243</b>                   | <b>4,890,846</b>                  | <b>4,916,089</b> |

# Penyata Aliran Tunai

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017

|  | Kumpulan        |                | Perbadanan       |                |
|--|-----------------|----------------|------------------|----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Aliran tunai daripada aktiviti-aktiviti operasi</b>                               |                 |                |                  |                |
| Keuntungan sebelum cukai, zakat dan kepentingan bukan kawalan                        | <b>136,602</b>  | 303,250        | <b>115,959</b>   | 323,471        |
| Susut nilai hartanah, loji, dan peralatan  | <b>24,445</b>   | 24,164         | <b>6,673</b>     | 3,254          |
| Susut nilai pelaburan hartanah   | <b>5,455</b>    | 5,550          | <b>5,203</b>     | 5,270          |
| Kos kewangan   | <b>73,336</b>   | 41,676         | <b>55,005</b>    | 24,286         |
| Peruntukan rosot nilai hartanah, loji, dan peralatan                                 | <b>260</b>      | 17,575         | -                | 496            |
| Pelunasan pelaburan hartanah   | <b>130</b>      | 128            | -                | -              |
| Peruntukan/Pulih semula penutupan dan kos selepas penutupan                          | <b>4,698</b>    | 1,178          | -                | -              |
| Perubahan nilai saksama pelaburan hartanah yang diiktiraf didalam penyata pendapatan | <b>14,862</b>   | (24,067)       | -                | -              |
| Pulih semula/Peruntukan rosot nilai projek kemajuan hartanah                         | <b>815</b>      | 1,912          | -                | -              |
| Peruntukan rosot nilai harta hartanah  | <b>35,921</b>   | 11,104         | -                | -              |
| Pulih semula/Peruntukan hutang ragu  | <b>4,410</b>    | 11,413         | <b>5,283</b>     | 1,740          |
| Peruntukan ganjaran persaraan  | <b>549</b>      | 1,056          | <b>288</b>       | 370            |
| Pelupusan Harta hartanah   | -               | 4,642          | -                | -              |
| Hapuskira pelaburan syarikat bersekutu   | <b>(22,725)</b> | (7,500)        | <b>(22,725)</b>  | (7,500)        |
| Hapuskira projek kemajuan hartanah   | -               | -              | -                | 514            |
| Hapuskira nilai hartanah, loji, dan peralatan  | <b>89</b>       | -              | -                | -              |
| Pelunasan aset tidak nyata   | <b>4</b>        | 17             | -                | -              |
| Bahagian keuntungan syarikat-syarikat bersekutu                                      | <b>(56,122)</b> | (202,696)      | -                | -              |
| Peruntukan/Pulih semula rosot nilai lain-lain pelaburan                              | <b>3</b>        | (342)          | -                | (342)          |
| Pendapatan dividen   | <b>(5,229)</b>  | (5,452)        | <b>(129,316)</b> | (282,124)      |
| Keuntungan/kerugian pelupusan lain-lain pelaburan                                    | -               | 21             | -                | -              |
| Pelarasan:   |                 |                |                  |                |
| Susut nilai hartanah, loji dan peralatan   | <b>65</b>       | 679            | <b>4</b>         | -              |
| Susut nilai pelaburan hartanah   | <b>24</b>       | -              | <b>24</b>        | -              |
| Pendapatan faedah  | <b>(20,518)</b> | (14,730)       | <b>(6,305)</b>   | (17,004)       |
| Pulih semula/ peruntukan rosotnilai syarikat-syarikat subsidiari                     | -               | -              | -                | 6,000          |
| Keuntungan pelupusan syarikat-syarikat bersekutu                                     | -               | (65,963)       | -                | -              |

# Penyata Aliran Tunai

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Aliran tunai daripada aktiviti-aktiviti operasi (samb.)</b>          |                |                |                |                |
| Peruntukan/Pulih semula rosot nilai pelaburan portfolio                 | (773)          | 255            | -              | -              |
| Perubahan nilai saksama ke atas lain-lain pelaburan                     | (3,793)        | (5,189)        | (3,793)        | (5,183)        |
| Keuntungan operasi sebelum perubahan modal kerja                        | 192,508        | 98,681         | 26,300         | 53,248         |
| Penambahan/pengurangan dalam:   |                |                |                |                |
| Projek kemajuan hartanah  | (541,534)      | (197,569)      | (451,551)      | (38,899)       |
| Inventori   | (104,996)      | (55,369)       | (113,926)      | (58,777)       |
| Penghutang perdagangan  | (33,729)       | 153,923        | (49,799)       | 100,873        |
| Muhibbah  | (1,407)        | 419            | -              | -              |
| Baki bank di bawah Akta Pemaju Perumahan (Kawalan dan Perlesenan), 1966 | 37,250         | 60,560         | -              | -              |
| Simpanan tetap yang telah dicagarkan                                    | 19             | 19             | -              | -              |
| Tuntutan kemajuan terakru/belum dituntut                                | 215,306        | (477,716)      | -              | -              |
| Lain-lain Penghutang, deposit dan bayaran terdahulu                     | (10,278)       | (21,193)       | 18,333         | 18,065         |
| Amaun terhutang oleh syarikat bersekutu                                 | -              | -              | (1,225)        | 616            |
| Penambahan/pengurangan dalam:   |                |                |                |                |
| Pemiutang perdagangan   | (56,821)       | (4,526)        | (19,881)       | (3,560)        |
| Tuntutan kemajuan terdahulu   | (168,641)      | 445,335        | 49,344         | (26,618)       |
| Amaun terhutang kepada bukan kawalan                                    | (22,495)       | (11,044)       | -              | -              |
| Lain-lain pemiutang   | 77,337         | 36,121         | 46,171         | (1,745)        |
| Lain-lain rizab   | (1,039)        | 2,590          | 778            | 931            |
| Tunai dihasilkan daripada operasi                                       | (418,520)      | 30,231         | (495,456)      | 44,134         |
| Pembayaran cukai  | (37,483)       | (72,625)       | (5,393)        | (37,296)       |
| Faedah dibayar  | (73,336)       | (41,676)       | (55,005)       | (24,286)       |
| Pembayaran zakat  | (4,734)        | (6,523)        | (3,793)        | (4,883)        |
| Pembayaran ganjaran persaraan   | (286)          | (231)          | -              | -              |
| Aliran tunai bersih dihasilkan dalam aktiviti-aktiviti operasi          | (534,359)      | (90,824)       | (559,647)      | (22,331)       |

# Penyata Aliran Tunai

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|   | Kumpulan        |                | Perbadanan     |                  |
|---|-----------------|----------------|----------------|------------------|
|   | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000   |
| <b>Aliran tunai daripada aktiviti-aktiviti pelaburan</b>                      |                 |                |                |                  |
| Pendapatan faedah   | 20,518          | 14,730         | 6,305          | 17,004           |
| Dividen diterima daripada lain-lain pelaburan                                 | 5,229           | 5,452          | 3,952          | 3,588            |
| Dividen diterima daripada syarikat subsidiari                                 | -               | -              | 9,312          | 235,329          |
| Dividen yang diterima daripada syarikat-syarikat bersekutu                    | -               | -              | 116,052        | 43,207           |
| Terimaan dari jualan hartanah, loji dan peralatan                             | 1,803           | 5              | 1,803          | 5                |
| Terimaan dari pelupusan hartanah, loji dan peralatan                          | 10,230          | 1,178          | -              | -                |
| Terimaan dari jualan pelaburan hartanah                                       | 3,002           | 5,455          | 3,002          | 5,455            |
| Terimaan dari pelupusan pelaburan hartanah                                    | -               | 549            | -              | -                |
| Terimaan dari pelupusan lain-lain pelaburan                                   | -               | 5,444          | -              | -                |
| Penambahan hartanah, loji dan peralatan                                       | (100,040)       | (66,253)       | (21,258)       | (49,160)         |
| Pengurangan lain-lain pelaburan   | 523,304         | 274,884        | 505,000        | 274,884          |
| Penambahan lain-lain pelaburan  | (524,248)       | (269,030)      | (504,000)      | (256,864)        |
| Penambahan pelaburan hartanah   | (48,207)        | (2,391)        | (3,145)        | (1,035)          |
| Penambahan/Pengurangan pelaburan portfolio                                    | (3,239)         | 438            | (3,927)        | 438              |
| Terimaan dari pelupusan syarikat-syarikat bersekutu                           | 144,120         | 184,502        | -              | -                |
| Pelaburan dalam syarikat subsidiari   | -               | -              | (138,424)      | (388,240)        |
| Penambahan harta-hartanah   | (140,676)       | (22,096)       | (1,151)        | -                |
| Pelupusan harta-hartanah  | 30,727          | -              | 20,611         | -                |
| Penggunaan kos penutupan dan kos selepas penutupan                            | (941)           | (54)           | -              | -                |
| Pengurangan/Penambahan kepentingan bukan kawalan dalam syarikat subsidiari    | (1,318)         | (3,735)        | -              | -                |
| Aliran tunai bersih digunakan/dihasilkan daripada aktiviti-aktiviti pelaburan | <b>(79,736)</b> | <b>129,078</b> | <b>(5,868)</b> | <b>(115,389)</b> |

# Penyata Aliran Tunai

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

|  | Kumpulan        |                | Perbadanan      |                |
|--|-----------------|----------------|-----------------|----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| <b>Aliran tunai daripada aktiviti-aktiviti pembiayaan</b>                      |                 |                |                 |                |
| Tambahan pinjaman  | <b>564,541</b>  | 121,700        | <b>511,383</b>  | 179,123        |
| Penerimaan geran   | <b>15,894</b>   | -              | -               | -              |
| Penggunaan geran   | <b>(14,262)</b> | -              | -               | -              |
| Bayaran balik pemiutang pajakan kewangan                                       | <b>2,165</b>    | 356            | -               | -              |
| Aliran tunai bersih dihasilkan/digunakan daripada aktiviti-aktiviti pembiayaan | <b>568,338</b>  | 122,056        | <b>511,383</b>  | 179,123        |
| Penambahan/Pengurangan bersih dalam tunai dan persamaan tunai                  | <b>(45,757)</b> | 160,310        | <b>(54,132)</b> | 41,403         |
| Tunai dan persamaan tunai pada awal tahun                                      | <b>486,498</b>  | 326,188        | <b>89,377</b>   | 47,974         |
| Tunai dan persamaan tunai pada akhir tahun (Nota 31)                           | <b>440,741</b>  | 486,498        | <b>35,245</b>   | 89,377         |



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017

Kegiatan utama Perbadanan adalah memajukan bandar dan pekan baru, membangunkan tanah-tanah untuk tujuan perindustrian dan perumahan, dan pembinaan bangunan pelbagai jenis untuk dijual atau disewa.

Kegiatan utama syarikat-syarikat subsidiari adalah seperti yang dinyatakan di Nota 8.

Tiada sebarang perubahan ketara berlaku kepada kegiatan utama Perbadanan dan syarikat-syarikat subsidiarinya dalam tahun kewangan semasa.

Pejabat berdaftar Perbadanan dan pejabat utama perniagaan Perbadanan terletak di Bangunan Ibu Pejabat PKNS, No 2, Jalan Indah, 14/8, Seksyen 14, 40000 Shah Alam, Selangor Darul Ehsan.

### 1. ASAS PENYEDIAAN

#### (a) Penyata pematuhan

Penyata kewangan Kumpulan dan Perbadanan telah disediakan dibawah Enakmen Perbadanan Kemajuan Negeri Selangor 1964 (Pindaan 2014), *Malaysian Private Entities Reporting Standards* ("MPERS") dan peruntukan-peruntukan Akta Syarikat, 2016 di Malaysia.

#### (b) Asas pengukuran

Penyata kewangan telah disediakan berdasarkan kos lampau kecuali seperti yang dinyatakan dalam Nota 2.

#### (c) Mata wang fungsian dan pembentangan

Penyata kewangan dibentangkan dalam Ringgit Malaysia ("RM"), yang merupakan mata wang fungsian Perbadanan dan semua nilai dibundarkan kepada ribu yang terdekat, kecuali dinyatakan sebaliknya.

#### (d) Penggunaan anggaran dan pertimbangan

Penyediaan penyata kewangan menurut MPERS memerlukan pihak pengurusan untuk membuat pertimbangan, anggaran dan andaian yang mempunyai kesan ke atas penggunaan dasar perakaunan dan jumlah aset, liabiliti, pendapatan dan perbelanjaan yang dilaporkan. Keputusan sebenar mungkin berbeza daripada anggaran ini.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 1. ASAS PENYEDIAAN (SAMB.)

#### (d) Penggunaan anggaran dan pertimbangan (samb.)

Anggaran dan asas andaian disemak semula atas dasar berterusan. Semakan semula terhadap anggaran perakaunan diiktiraf dalam tahun di mana anggaran tersebut disemak semula dan pada tahun-tahun terlibat di masa hadapan.

Secara khusus, bidang-bidang penting bagi ketidaktentuan anggaran dan penilaian kritikal dalam mengguna pakai dasar-dasar perakaunan yang mempunyai kesan penting dalam menentukan amaun yang diiktiraf dalam penyata kewangan dinyatakan dalam nota-nota berikut:

#### i) Pendapatan

Pendapatan dari projek perumahan dan kontrak pembinaan diambilkira mengikut kaedah peratusan penyudahan kerja pembangunan berperingkat. Anggaran penyudahan kerja berperingkat, pendapatan dan kos masa depan dan kebolehkutipan bil peringkat siap diperlukan bagi menentukan kaedah peratusan penyudahan kerja pembangunan berperingkat. Belanjawan dan ramalan dalaman digunakan dalam anggaran ini. Hasil sebenar hanya akan diketahui apabila kontrak atau projek pembangunan selesai dan semua unit dijual kepada pelanggan, dan pendapatan sebenar ini tidak akan sama dengan perkiraan yang dibuat.

#### ii) Susut nilai hartanah, loji dan peralatan

Kos hartanah, loji dan peralatan disusut nilai berdasarkan kaedah garis lurus ke atas hayat kegunaan aset. Perubahan ke atas jangkaan tahap penggunaan akan memberi kesan kepada hayat berguna ekonomi dan nilai sisa aset tersebut, oleh yang demikian susut nilai masa depan boleh disemak semula.

#### iii) Pendapatan cukai

Terdapat urus niaga tertentu dan perhitungan yang mana penentuan cukai akhir mungkin berbeza daripada anggaran awal. Kumpulan dan Perbadanan mengiktiraf liabiliti cukai berdasarkan pemahamannya tentang undang-undang percukaian yang lazim dan anggaran sama ada cukai tersebut akan dibayar dalam urusan biasa perniagaan. Jika cukai akhir berbeza dari jumlah yang pada awalnya diiktiraf, perbezaan tersebut akan memberi kesan kepada cukai pendapatan dan peruntukan cukai tertunda dalam tempoh penentuan yang dibuat.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 1. ASAS PENYEDIAAN (SAMB.)

#### (d) Penggunaan anggaran dan pertimbangan (samb.)

##### iv) Klasifikasi pelaburan hartanah

Sebahagian hartanah terdiri daripada bahagian yang dipegang untuk memperoleh pendapatan sewa atau peningkatan modal, atau untuk kedua-duanya, dan sebahagian yang lain dipegang untuk digunakan dalam pengeluaran atau pembekalan barang dan perkhidmatan atau untuk tujuan pentadbiran. Jika bahagian yang dipegang untuk penyewaan dan atau peningkatan modal boleh dijual secara berasingan (atau dipajak secara berasingan sebagai pajakan kewangan), Kumpulan mengklasifikasikan bahagian tersebut sebagai harta pelaburan. Jika bahagian yang dipegang untuk penyewaan dan / atau peningkatan modal tidak boleh dijual atau dipajak secara berasingan, ia diklasifikasikan sebagai harta pelaburan hanya jika sebahagian kecil daripada harta itu dipegang untuk digunakan dalam pengeluaran atau bekalan atau barangan dan perkhidmatan atau untuk tujuan pentadbiran. Pengurusan menggunakan pertimbangan untuk menentukan sama ada apa-apa perkhidmatan sokongan adalah penting bahawa harta tidak layak sebagai harta pelaburan.

##### v) Rosotnilai penghutang perdagangan

Rosotnilai diiktiraf apabila terdapat perubahan ke atas aset kewangan. Pihak pengurusan secara khusus mengkaji semula pinjaman dan penghutangnya dan menganalisis hutang lapuk terdahulu, perhatian pelanggan, kepercayaan kredit pelanggan, trend ekonomi semasa dan perubahan dalam terma pembayaran pelanggan apabila membuat pertimbangan dalam menilai kerugian rosotnilai. Jika terdapat bukti objektif kemerosotan nilai, amaun dan masa aliran tunai masa hadapan dianggarkan berdasarkan pengalaman kerugian terdahulu untuk aset yang mempunyai ciri-ciri risiko kredit yang serupa. Jika jangkaan adalah berbeza daripada anggaran, perbezaan tersebut akan memberi impak kepada nilai penghutang yang dibawa ke hadapan.

##### vi) Nilai Saksama Aset Kewangan Dan Liabiliti Kewangan

Nilai aset dan liabiliti kewangan ditentukan oleh nilai saksama, yang mana anggaran dan pertimbangan perakaunan digunakan. Sekiranya Kumpulan dan PKNS menggunakan kaedah pengukuran yang berbeza, nilai saksama akan berubah walaupun komponen penting dalam pengukuran nilai saksama boleh ditentusahkan dan mempunyai bukti objektif. Sebarang perubahan dalam nilai saksama aset dan liabiliti ini akan menjejaskan keuntungan dan/atau ekuiti Kumpulan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 1. ASAS PENYEDIAAN (SAMB.)

#### (d) Penggunaan anggaran dan pertimbangan (samb.)

##### vii) Aset cukai tertunda

Aset cukai tertunda diiktiraf hanya pada tahap sekiranya untung boleh cukai pada masa hadapan berkemungkinan diperolehi dan boleh digunakan untuk mengimbangi perbezaan sementara. Aset cukai tertunda akan disemak semula pada akhir setiap tempoh pelaporan dan dikurangkan ke tahap yang tidak lagi berkemungkinan bahawa manfaat cukai berkaitan akan direalisasikan.

### 2. DASAR-DASAR PERAKAUNAN UTAMA

Dasar-dasar perakaunan yang dinyatakan di bawah telah diguna pakai secara konsisten bagi semua tempoh yang dibentangkan di dalam penyata kewangan ini, dan telah diguna pakai secara konsisten oleh Entiti Kumpulan, kecuali dinyatakan sebaliknya.

#### (a) Asas Penyatuan

##### (i) Subsidiari-subsidiari

Subsidiari merupakan entiti (termasuk entiti untuk tujuan khas) di bawah kawalan Perbadanan. Penyata kewangan syarikat-syarikat subsidiari akan dimasukkan dalam penyata kewangan yang disatukan mulai tarikh kawalan diperolehi sehingga tarikh kawalan tersebut tamat.

Pelaburan dalam syarikat-syarikat subsidiari ini diukur dalam penyata kedudukan kewangan Perbadanan pada kos ditolak kerugian rosot nilai. Kos pelaburan termasuk kos transaksi.

##### (ii) Gabungan perniagaan

Kombinasi perniagaan diambil kira menggunakan kaedah perakaunan pengambilalihan dari tarikh pengambilalihan, iaitu tarikh pelaksanaan pengambilalihan berkuatkuasa. Kos pengambilalihan diukur sebagai agregat:

- nilai saksama, pada tarikh pengambilalihan aset diperolehi, liabiliti yang ditanggung atau diandaikan, dan instrumen ekuiti yang dikeluarkan oleh pengambil-alih, dalam pertukaran untuk pelaksanaan pengambilalihan ke atas syarikat yang diambil alih, dan
- perbelanjaan yang berkaitan secara langsung dengan pengambilalihan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (a) Asas Penyatuan (samb.)

##### (ii) Gabungan perniagaan (samb.)

Jika syarikat bersekutu atau entiti dikawal bersama menjadi syarikat subsidiari, Kumpulan mengukur semula kepentingan ekuiti yang dipegang sebelum ini kepada nilai saksama dan mengiktiraf keuntungan atau kerugian yang terhasil, jika ada, diiktiraf dalam penyata untung atau rugi. Jumlah dibawa yang dinilai semula menjadi sebahagian daripada kos penggabungan perniagaan.

Apabila kos pengambilalihan adalah lebih daripada kepentingan Kumpulan pada nilai saksama bersih aset-aset, liabiliti-liabiliti dan liabiliti kontingen yang diiktiraf, lebihan tersebut diiktiraf sebagai muhibbah. Apabila lebihan adalah negatif, keuntungan pembelian berpatutan diiktiraf secara serta merta dalam penyata untung atau rugi.

Kepentingan bukan kawalan dinyatakan sama ada pada nilai saksama atau bahagian bersekadar aset bersih pengambilalihan tersebut pada tarikh pengambilalihan.

##### (iii) Pengambilalihan kepentingan bukan kawalan

Kumpulan menganggap semua perubahan dalam pemilikan kepentingan dalam subsidiari yang tidak menyebabkan kehilangan kawalan sebagai urusan niaga ekuiti antara Kumpulan dengan kepentingan bukan kawalan itu. Sebarang perbezaan antara bahagian aset bersih Kumpulan sebelum dan selepas perubahan tersebut, dan sebarang pertimbangan yang diterima atau dibayar, diselaraskan kepada atau terhadap rizab Kumpulan.

##### (iv) Kehilangan Kawalan

Apabila kawalan ke atas subsidiari hilang, Kumpulan akan mengiktiraf perbezaan di antara hasil pelupusan subsidiari dan jumlah amaun dibawa pada tarikh pelupusan. Jika Kumpulan mengekalkan kepentingan dalam bekas subsidiari, maka pelaburan itu diambil kira sebagai aset kewangan mulai tarikh entiti terhenti menjadi subsidiari, dengan syarat bahawa subsidiari tidak menjadi sebuah entiti bersekutu atau entiti kawalan bersama. Amaun dibawa pelaburan pada tarikh entiti terhenti menjadi subsidiari dianggap sebagai kos aset kewangan pada awal pengukuran.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (a) Asas Penyatuan (Samb.)

##### (v) Entiti-entiti sekutu

Entiti-entiti bersekutu adalah entiti, termasuk entiti yang tidak dipisahkan, di mana Kumpulan mempunyai kepentingan ekuiti jangka panjang dan di mana ia melaksanakan pengaruh penting tetapi tiada kawalan terhadap polisi-polisi kewangan dan operasi.

Pelaburan dalam syarikat sekutu diambil kira dalam penyata kewangan yang disatukan menggunakan kaedah perakaunan ekuiti ditolak kerugian rosot nilai. Kos pelaburan termasuk kos transaksi. Penyata kewangan yang disatukan meliputi bahagian Kumpulan dalam keuntungan selepas pengambilalihan penyata untung atau rugi dan pendapatan komprehensif lain entiti-entiti bersekutu. Selepas pelarasan, jika ada, untuk menyesuaikan dasar perakaunan dengan dasar Kumpulan, dari tarikh pengaruh penting bermula sehingga tarikh pengaruh penting berakhir.

Apabila bahagian kerugian Kumpulan selepas pengambilalihan melebihi kepentingannya dalam entiti bersekutu, jumlah dibawa kepentingan itu termasuk sebarang pelaburan jangka panjang, dikurangkan kepada sifar, dan pengiktirafan kerugian seterusnya dihentikan kecuali dalam keadaan di mana Kumpulan mempunyai tanggungjawab atau telah membuat pembayaran bagi pihak entiti bersekutu.

Apabila Kumpulan tidak lagi mempunyai pengaruh penting atas entiti bersekutu, sebarang faedah tertahan dalam bekas entiti bersekutu pada tarikh pengaruh penting hilang diukur pada nilai saksama dan jumlah ini dianggap sebagai nilai dibawa permulaan sesuatu aset kewangan. Perbezaan antara nilai saksama sebarang faedah serta hasil kutipan daripada kepentingan yang dilupuskan, dan nilai dibawa pelaburan pada tarikh apabila kaedah ekuiti dihentikan diiktiraf dalam penyata untung atau rugi.

Apabila kepentingan Kumpulan dalam syarikat sekutu berkurang tetapi tidak menyebabkan kehilangan kuasa, sebarang faedah terkumpul tidak dinilai semula. Sebarang untung atau rugi yang timbul daripada penurunan dalam faedah diiktiraf dalam penyata untung atau rugi. Sebarang untung atau rugi yang sebelum ini diiktiraf dalam pendapatan komprehensif lain juga dikelaskan bersekarangan dengan untung atau rugi, jika keuntungan atau kerugian itu akan dikehendaki untuk dikelaskan semula kepada untung atau rugi atas pelupusan aset atau liabiliti yang berkaitan.

Pelaburan dalam syarikat sekutu diukur dalam penyata kedudukan kewangan Perbadanan pada kos ditolak sebarang kerugian rosot nilai. Kos pelaburan termasuk kos transaksi.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (a) Asas Penyatuan (Samb.)

##### (vi) Entiti Usahasama

Entiti usahasama adalah entiti yang dikawal bersama di mana Kumpulan mempunyai kawalan secara bersama ke atas aktiviti ekonominya seperti termaktub di dalam persetujuan kontrak.

Entiti usahasama telah dikelaskan dan diambilkira sebagai berikut:

- Entiti usahasama dikelaskan sebagai “operasi dikawal bersama” apabila operasi usahasama melibatkan penggunaan aset dan sumber lain Kumpulan atau Perbadanan, dan bukannya penubuhan suatu perbadanan, perkongsian atau entiti lain, atau struktur kewangan yang berasingan daripada Kumpulan atau Perbadanan sendiri. Kumpulan atau Perbadanan menggunakan hartanah, loji dan peralatan sendiri dan membawa inventori sendiri. Kumpulan atau Syarikat juga menanggung perbelanjaan dan liabiliti sendiri dan memperoleh sumber kewangan sendiri, yang mewakili obligasi sendiri. Kegiatan usahasama yang dijalankan oleh kakitangan Kumpulan atau Perbadanan, bersama dengan aktiviti-aktiviti yang serupa. Kumpulan atau Perbadanan mengiktiraf aset yang dikawal dan liabiliti yang ditanggung olehnya, serta perbelanjaan yang ditanggung dan bahagian pendapatan yang diperolehinya daripada penjualan barangan atau perkhidmatan melalui usahasama itu.
- Entiti usahasama dikelaskan sebagai “aset dikawal bersama” apabila Kumpulan atau Perbadanan menyumbang satu atau lebih aset kepada usahasama yang mempunyai kawalan bersama, atau memperoleh aset dan mendedikasikan aset kepada usahasama itu. Kumpulan atau Perbadanan mengiktiraf bahagiannya dalam aset dikawal bersama, yang dikelaskan berdasarkan sifat aset, liabiliti yang perlu ditanggung, dan bahagiannya dalam liabiliti yang ditanggung bersama-sama dengan pengusahasama lain, berhubung dengan usahasama itu. Kumpulan atau Perbadanan juga mengiktiraf pendapatan yang diperolehi daripada jualan atau penggunaan bahagian pengeluaran usahasama itu, bersama-sama dengan bahagian perbelanjaan yang ditanggung oleh usahasama itu, dan apa-apa perbelanjaan yang telah ditanggung berkenaan dengan kepentingannya dalam usahasama.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (a) Asas Penyatuan (Samb.)

##### (vi) Entiti Usahasama (samb.)

- Entiti usahasama dikelaskan sebagai “entiti dikawal bersama” apabila ia melibatkan penubuhan suatu perbadanan, perkongsian atau entiti lain di mana Kumpulan mempunyai kepentingan. Kumpulan mempunyai kawalan bersama ke atas aktiviti ekonomi usahasama berdasarkan pengaturan kontrak antara Kumpulan dan pengusahasama lain. Kumpulan mengambil kira kepentingannya di dalam entiti dikawal bersama tersebut dengan menggunakan kaedah ekuiti.

Kumpulan mengambil kira kepentingannya di dalam entiti usahasama tersebut dengan menggunakan kaedah ekuiti. Pelaburan dalam entiti usahasama ini diukur dalam penyata kedudukan kewangan Perbadanan pada kos ditolak kerugian rosot nilai. Kos pelaburan termasuk kos transaksi.

##### (vii) Kepentingan bukan kawalan

Kepentingan bukan kawalan pada akhir tarikh pelaporan, mewakili ekuiti dalam syarikat subsidiari yang tidak boleh diagihkan, sama ada secara langsung atau tak langsung kepada pemegang ekuiti Perbadanan, dikemukakan dalam penyata kedudukan kewangan dalam ekuiti, berasingan daripada ekuiti yang boleh diagihkan kepada pemegang saham Perbadanan. Kepentingan bukan kawalan dalam bahagian Kumpulan dibentangkan dalam penyata untung atau rugi yang disatukan dan pendapatan komprehensif lain bagi tahun tersebut di antara kepentingan bukan kawalan dengan pemegang saham Perbadanan.

Kerugian bahagian kepentingan bukan kawalan dalam subsidiari diagihkan kepada kepentingan bukan kawalan walaupun ini menyebabkan kepentingan bukan kawalan mempunyai baki defisit.

##### (viii) Transaksi dihapuskan semasa penyatuan

Baki dan transaksi antara kumpulan, termasuk pendapatan, perbelanjaan dan dividen, telah dihapuskan sepenuhnya dalam penyediaan penyata kewangan yang disatukan.

Keuntungan dan kerugian tidak nyata yang timbul daripada transaksi dengan entiti-entiti bersekutu yang menggunakan kaedah perakaunan ekuiti dan entiti usahasama telah dihapuskan daripada pelaburan setakat kepentingan Kumpulan dalam penerima pelaburan. Kerugian tidak nyata telah dihapuskan hanya setakat menjumpai bukti mengenai rosot nilai aset dipindahkan.



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (b) Pertukaran matawang asing

Transaksi dalam matawang asing ditukarkan kepada mata wang fungsian bagi setiap entiti dalam Kumpulan pada kadar pertukaran pada tarikh urus niaga.

Aset dan liabiliti kewangan yang didenominasikan dalam matawang asing pada akhir tempoh pelaporan ditukarkan semula kepada mata wang fungsian pada kadar pertukaran pada tarikh tersebut.

Aset dan liabiliti bukan kewangan yang didenominasikan dalam mata wang asing pada akhir tempoh pelaporan tidak ditukarkan semula kepada mata wang fungsian pada kadar pertukaran pada tarikh tersebut, kecuali aset dan liabiliti bukan kewangan yang diukur pada nilai saksama akan ditukarkan semula kepada mata wang fungsian pada kadar pertukaran pada tarikh nilai saksama ditentukan.

#### (c) Instrumen Kewangan

##### (i) Pengiktirafan dan pengukuran awal

Aset kewangan atau liabiliti kewangan diiktiraf dalam penyata kedudukan kewangan apabila dan hanya apabila, Kumpulan dan Perbadanan menjadi salah satu pihak dalam peruntukan kontrak instrumen tersebut.

Instrumen kewangan diiktiraf pada mulanya pada harga transaksi (termasuk kos transaksi kecuali dalam pengukuran awal aset kewangan atau liabiliti kewangan yang diukur pada nilai saksama melalui keuntungan atau kerugian) melainkan jika pengaturan merupakan, pada hakikatnya, transaksi pembiayaan. Jika pengaturan itu menjadi suatu transaksi pembiayaan, aset kewangan atau liabiliti kewangan diukur pada nilai semasa bayaran masa hadapan yang didiskaun pada kadar faedah di pasaran bagi instrumen hutang yang serupa.

##### (ii) Pengukuran berikutnya

Instrumen hutang yang memenuhi syarat-syarat berikut diukur pada kos yang dilunaskan menggunakan kaedah faedah yang efektif:

- (a) pulangan kepada pemegang boleh ditentukan, sebagai contohnya, amaun tetap dan/atau kadar pulangan boleh ubah menanda aras dengan kadar faedah yang disebut harga;
- (b) tidak ada peruntukan kontrak yang boleh menyebabkan pemegang kehilangan amaun prinsipal atau faedah yang boleh diagih pada tempoh semasa atau sebelum; dan
- (c) alternatif kepada bayaran pendahuluan, jika ada, adalah tidak bergantung kepada peristiwa masa hadapan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (c) Instrumen Kewangan (samb.)

##### (ii) Pengukuran berikutnya (samb.)

Instrumen hutang yang diklasifikasikan sebagai aset semasa atau liabiliti semasa diukur pada jumlah yang tidak didiskaunkan daripada tunai atau balasan lain yang dijangka akan dibayar atau diterima kecuali pengaturan merupakan, pada hakikatnya, transaksi pembiayaan.

Semua aset kewangan dan liabiliti kewangan lain yang bukan diukur pada kos yang dilunaskan atau kos ditolak rosot nilai akan diukur pada nilai saksama dengan perubahan diiktiraf dalam untung atau rugi.

Semua aset kewangan (kecuali bagi aset kewangan yang diukur pada nilai saksama melalui untung atau rugi) dinilai pada setiap tarikh pelaporan sama ada terdapat sebarang bukti objektif kemerosotan nilai. Kerugian rosot nilai diukur seperti berikut:

- Untuk instrumen diukur pada kos yang dilunaskan, kerugian rosot nilai adalah perbezaan antara amaun dibawa aset dan nilai semasa anggaran aliran tunai didiskaunkan pada kadar faedah efektif asal aset.
- Untuk instrumen diukur pada kos ditolak rosot nilai, kerugian rosot nilai adalah perbezaan di antara amaun dibawa aset dan anggaran terbaik daripada jumlah yang akan diterima bagi aset tersebut jika ia dijual pada tarikh pelaporan.

##### (iii) Penyahiktirafan

Aset kewangan atau sebahagian daripadanya hanya dinyahiktiraf apabila hak kontraktual kepada aliran tunai dari aset kewangan tersebut berakhir atau aset kewangan tersebut dipindahkan kepada pihak lain tanpa kawalan dikekalkan atau sebahagian besar risiko atau ganjaran hakmilik terhadap aset kewangan tersebut. Ketika penyahiktirafan aset kewangan, perbezaan antara amaun bawaan aset dan jumlah pertimbangan diterima, termasuk apa-apa hak dan kewajiban yang baru diwujudkan, telah diiktiraf dalam untung atau rugi.

Liabiliti kewangan atau sebahagian daripadanya hanya dinyahiktiraf apabila tanggungjawab yang dikhususkan di dalam kontrak telah dilucutkan atau dibatalkan atau cukup tempoh. Pada penyahiktirafan liabiliti kewangan, perbezaan antara amaun bawaan liabiliti kewangan yang dihapuskan atau dipindahkan kepada pihak lain dan jumlah pertimbangan yang dibayar, termasuk apa-apa aset bukan tunai yang dipindahkan atau liabiliti dianggarkan, diiktiraf dalam untung atau rugi.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (d) Hartanah, Loji dan Peralatan

##### (i) Pengiktirafan dan pengukuran

Hartanah, loji dan peralatan dinyatakan pada kos ditolak susut nilai terkumpul dan kerugian rosot nilai terkumpul, sekiranya wujud.

Kos termasuk perbelanjaan yang berkaitan secara langsung dengan pengambilalihan aset dan kos-kos lain yang berkaitan secara langsung untuk membawa aset kepada keadaan yang boleh diguna pakai untuk tujuan kegunaannya, dan kos merungkai dan mengeluarkan barangan dan memulihkan tapak di mana mereka berada. Kos aset yang dibina sendiri termasuk kos bahan dan buruh langsung.

Pembelian perisian yang penting kepada fungsi peralatan yang berkaitan dipermodalkan sebagai sebahagian daripada peralatan tersebut.

Apabila bahagian-bahagian penting sesuatu item hartanah, loji dan peralatan mempunyai hayat kegunaan yang berbeza, ia diambil kira sebagai item berasingan (komponen utama) hartanah, loji dan peralatan.

Untung atau rugi atas pelupusan sesuatu hartanah, loji dan peralatan ditentukan dengan membandingkan perolehan daripada pelupusan dengan jumlah dibawa hartanah, loji dan peralatan dan diiktiraf amaun bersih dalam "pendapatan lain" atau "perbelanjaan lain" masing-masing dalam penyata untung atau rugi.

##### (ii) Kos berikutnya

Kos untuk menggantikan komponen sesuatu hartanah, loji dan peralatan diiktiraf dalam amaun dibawa bagi item tersebut jika ada kebarangkalian bahawa manfaat ekonomi masa depan yang terangkum dalam komponen tersebut akan mengalir ke Kumpulan atau Perbadanan dan kosnya boleh diukur pasti. Amaun dibawa bagi komponen yang diganti diiktiraf dalam untung atau rugi. Kos penyelenggaraan harian hartanah, loji dan peralatan diiktiraf dalam untung atau rugi bila berlaku.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (d) Hartanah, Loji dan Peralatan (samb.)

##### (iii) Susut nilai

Susut nilai adalah berdasarkan kos aset ditolak nilai baki. Komponen penting aset individu dinilai dan jika komponen mempunyai hayat berguna yang berbeza daripada baki aset itu, maka komponen tersebut disusutnilai berasingan.

Kadar-kadar susutnilai tahunan yang digunakan adalah seperti berikut:

|                                | %              |
|--------------------------------|----------------|
| Tanah dan bangunan             | 2 – 33 1/3     |
| Loji dan jentera               | 3 1/3 – 16 2/3 |
| Kenderaan bermotor             | 10 – 33 1/3    |
| Peralatan pejabat dan komputer | 10 – 50        |
| Perabot dan kelengkapan        | 10 – 20        |

Keuntungan atau kerugian atas jualan adalah ditentukan dengan membandingkan perolehan dengan amaun pembawa aset di mana perbezaannya akan diambilkira sebagai keuntungan atau kerugian dari operasi.

#### (e) Aset tidak ketara

##### (i) Muhibbah

Muhibbah timbul daripada penggabungan perniagaan dan diukur pada mulanya pada kosnya. Selepas pengiktirafan awal, Kumpulan menilai muhibbah yang diperolehi dalam gabungan perniagaan pada kos ditolak pelunasan terkumpul dan rosot nilai yang terkumpul.

Muhibbah timbul daripada pengambilalihan entiti-entiti bersekutu yang mengambil kira kaedah perakaunan ekuiti dan entiti usahasama akan direkodkan sebagai sebahagian daripada amaun dibawa dari tarikh pengambilalihan. Kumpulan melaraskan bahagian keuntungan dan kerugiannya daripada entiti bersekutu dan entiti usahasama selepas pengambilalihan untuk mengambil kira pelunasan muhibbah.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (e) Aset tidak ketara (Samb.)

##### (ii) Aset tidak ketara yang lain

Aset tidak ketara yang lain diukur pada kos ditolak pelunasan yang terkumpul dan rosot nilai yang terkumpul.

Aset tidak ketara yang dijana secara dalaman, termasuklah perbelanjaan untuk penyelidikan dan pembangunan, adalah perbelanjaan dalam untung atau rugi, melainkan jika ia membentuk sebahagian daripada kos aset yang lain.

##### (iii) Pelunasan

Pelunasan adalah berdasarkan kepada kos aset ditolak nilai baki. Pelunasan diiktiraf dalam untung atau rugi menggunakan kaedah garis lurus sepanjang anggaran jangka hayat berguna bagi aset tidak ketara dari tarikh aset tersebut sedia untuk diguna pakai. Anggaran jangka hayat berguna untuk tempoh semasa dan sebelum adalah seperti berikut:

- Muhibbah 10 tahun

Jika ada indikasi bahawa ada perubahan dalam nilai baki atau jangka hayat berguna untuk aset tidak ketara sejak tarikh pelaporan tahunan yang lepas, Kumpulan akan mengkaji semula anggaran sebelumnya dan, jika anggaran kini berbeza, Kumpulan akan meminda nilai baki, kaedah pelunasan atau jangka hayat berguna.

#### (f) Pelaburan Hartanah

Pelaburan hartanah adalah hartanah yang dimiliki atau dipegang di bawah kepentingan pegangan pajak untuk memperolehi pendapatan sewa atau untuk peningkatan modal atau untuk kedua-duanya, tetapi bukan untuk jualan dalam perniagaan biasa, digunakan dalam pengeluaran atau bekalan barangan atau perkhidmatan atau untuk tujuan pentadbiran.

Pelaburan hartanah diukur pada mulanya pada kos. Kos termasuk perbelanjaan yang berkaitan secara langsung dengan pemerolehan pelaburan hartanah. Kos pelaburan hartanah yang dibina sendiri termasuk kos bahan dan kos buruh langsung, kos lain yang berkaitan secara langsung untuk membawa pelaburan hartanah kepada keadaan berfungsi untuk tujuan penggunaannya.

Nilai saksama pelaburan hartanah tidak boleh diukur dengan pasti tanpa kos atau usaha yang tidak wajar. Kos berikutnya bagi keseluruhan pelaburan hartanah telah diambil kira mengikut polisi hartanah, loji dan peralatan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (f) Pelaburan Hartanah (samb.)

Jika ukuran nilai saksama yang boleh dipercayai tidak boleh didapati tanpa kos yang tidak wajar atau usaha yang tidak wajar untuk item pelaburan hartanah, item tersebut diklasifikasikan sebagai hartanah, loji dan peralatan dan diukur pada kos ditolak susut nilai terkumpul dan rosot nilai terkumpul sehingga ukuran nilai saksama yang boleh dipercayai wujud. Jumlah dibawa untuk pelaburan hartanah pada tarikh tersebut menjadi kosnya.

Untung atau rugi nilai saksama yang timbul daripada pengelasan semula hartanah, loji dan peralatan kepada pelaburan hartanah diiktiraf dalam untung atau rugi.

Pelaburan hartanah tidak diiktiraf atas pelupusannya, atau apabila ia tidak lagi digunakan dan dijangkakan tidak akan lagi memberi manfaat kepada ekonomi pada masa hadapan daripada pelupusannya. Perbezaan antara hasil pelupusan bersih dan jumlah dibawa diiktiraf dalam untung atau rugi untuk tempoh di mana item tidak diiktiraf.

#### (g) Inventori

Inventori dinyatakan pada kos lebih rendah dan anggaran harga jualan setelah ditolak kos penyiapan dan jualan. Inventori terdiri daripada rumah, rumah kedai, dan bangunan yang siap dibina, inventori pengeluaran dan barangan setor am.

Kos inventori dikira menggunakan kaedah purata timbangan atau di atas dasar pengenalan yang tertentu.

Pada setiap tarikh pelaporan, Kumpulan akan menilai sama ada terdapat mana-mana inventori yang perlu dirosotnilai dengan membuat perbandingan di antara nilai bawaan setiap item inventori atau kumpulan barangan yang sama dengan harga jualan ditolak kos penyiapan dan jualan. Sekiranya terdapat inventori atau kumpulan barangan yang sama perlu dirosotnilai, Kumpulan akan mengurangkan nilai bawaan inventori atau kumpulan barangan yang sama tersebut kepada harga jualan ditolak kos penyiapan dan jualan. Kurangan yang wujud ialah rugi rosotnilai dan akan diiktiraf dengan serta-merta ke dalam penyata untung rugi.

Sekiranya tidak praktikal untuk menentukan harga jualan setelah inventori ditolak dengan kos penyiapan dan jualan bagi setiap item, item inventori yang berkaitan dengan barisan produk yang sama yang mempunyai tujuan atau kegunaan yang sama dan dikeluarkan dan dipasarkan di kawasan geografi yang sama akan dikumpul bersama bagi menilai kemerosotan nilai inventori.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (h) Harta Hartanah

Harta hartanah meliputi tanah yang dimiliki untuk pembangunan masa depan dan dinyatakan pada kos pembelian termasuk semua kos berkaitan yang ditanggung selepas pembelian ke atas aktiviti yang diperlukan untuk menyediakan tanah tersebut untuk kegunaan yang dicadangkan.

Harta-harta sedemikian dipindahkan ke akaun projek kemajuan hartanah apabila kerja pembangunan yang besar telah dijalankan dan dijangka akan disiapkan dalam tempoh kitaran operasi biasa.

#### (i) Projek Kemajuan Hartanah

Kos kerja-kerja pembangunan hartanah dinyatakan sebagai projek kemajuan hartanah di dalam harta semasa atau tanggungan semasa apabila kerja-kerja pembangunan yang besar telah dilaksanakan dan dijangka akan siap dalam tempoh kitaran operasi biasa. Projek kemajuan hartanah merangkumi kos yang berkaitan dengan pembelian tanah dan semua kos yang berkait secara langsung dengan aktiviti pembangunan atau kos yang boleh diperuntukkan menggunakan kaedah yang bersesuaian dengan aktiviti ini.

Perbelanjaan pembangunan adalah kos untuk projek kemajuan yang merangkumi kos tanah, kos bangunan, gantirugi kepada penduduk-penduduk setinggan, pembayaran faedah, ganjaran professional dan lain-lain perbelanjaan yang meliputi aktiviti-aktiviti kemajuan. Perolehan dan keuntungan daripada aktiviti-aktiviti kemajuan hartanah diiktiraf berdasarkan kadar peratusan penyudahan kerja pembangunan ke atas unit-unit hartanah yang dijual. Kerugian yang dijangkakan diambilkira sepenuhnya apabila ianya dikenalpasti.

Tuntutan kemajuan terakru ialah perolehan projek kemajuan hartanah yang diiktiraf yang melebihi tuntutan kepada pembeli-pembeli manakala tuntutan kemajuan terdahulu ialah tuntutan kepada pembeli-pembeli melebihi perolehan projek kemajuan hartanah yang diiktiraf di dalam penyata untung rugi dan lain-lain pendapatan komprehensif.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (j) Kontrak Dalam Pembinaan

Apabila hasil daripada kontrak boleh dianggarkan dengan pasti, pendapatan dan kos diiktiraf dengan merujuk kepada peratusan siap kerja aktiviti kontrak pada tarikh penyata kedudukan kewangan, diukur mengikut nisbah kos kontrak dibelanjakan bagi kerja-kerja yang terkini dijalankan kepada jumlah kos yang dianggarkan bagi kontrak tersebut. Perbezaan di dalam kerja-kerja kontrak dan tuntutan diambilkira hingga ke tahap jumlah yang dipersetujui dengan pelanggan.

Apabila hasil dari kontrak tidak boleh dianggarkan dengan pasti, pendapatan kontrak diiktiraf ke tahap ianya dijangka boleh diperolehi bagi kos kontrak yang telah dibelanjakan. Kos kontrak diiktiraf sebagai perbelanjaan dalam tempoh di mana ianya telah dibelanjakan.

Apabila dijangkakan bahawa jumlah kos kontrak akan melebihi jumlah pendapatan kontrak, kerugian yang dijangka akan diiktiraf sebagai perbelanjaan dengan segera ke dalam penyata untung rugi dan lain-lain pendapatan komprehensif sebagai peruntukan untuk jangkaan kerugian.

#### (k) Jumlah Terhutang daripada/kepada Pelanggan Kontrak

Jumlah terhutang daripada pelanggan kontrak mewakili amaun kasar yang belum dibilkan yang dijangka akan dikutip daripada pelanggan untuk kerja-kerja kontrak yang telah disiapkan sehingga tarikh pelaporan. Ia diukur pada kos setelah ditambah keuntungan diiktiraf sehingga tarikh pelaporan dan ditolak dengan pembilan berperingkat dan kerugian diiktiraf. Kos termasuklah semua perbelanjaan langsung yang dilibatkan kepada projek-projek tertentu dan peruntukkan overhead tetap dan berubah yang dilibatkan dalam aktiviti kontrak Kumpulan berdasarkan kapasiti operasi normal. Jika pembilan berperingkat melebihi kos yang ditanggung ditambah keuntungan diiktiraf, maka perbezaan tersebut dilaporkan sebagai jumlah terhutang kepada pelanggan kontrak yang merupakan sebahagian daripada pendapatan tertunda dalam penyata kedudukan kewangan.

#### (l) Tunai dan Kesetaraan Tunai

Tunai dan kesetaraan tunai terdiri daripada tunai di tangan, baki dan deposit di bank dan pelaburan-pelaburan dengan tahap kecairan yang tinggi yang mempunyai kurang risiko perubahan dalam nilai saksama dan mempunyai tempoh matang asal selama tiga bulan atau kurang, dan digunakan oleh Kumpulan dan syarikat dalam menguruskan komitmen kewangan mereka.



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (m) Kemerosotan Nilai Aset Bukan Kewangan

Amaun dibawa aset bukan kewangan (contoh: hartanah, loji dan peralatan, pelaburan hartanah dan aset tidak ketara) akan dinilai semula di akhir setiap tempoh pelaporan untuk melihat kewujudan petunjuk-petunjuk rosot nilai. Sekiranya mana-mana petunjuk sedemikian wujud, amaun boleh pulih bagi aset tersebut perlulah dianggarkan.

Bagi tujuan ujian kemerosotan nilai, aset-aset dikumpulkan bersama kepada kumpulan-kumpulan aset yang kecil yang menjana tunai daripada penggunaan berterusan yang sebahagian besarnya bebas daripada aliran tunai daripada lain-lain aset atau unit penajaan tunai. Bagi tujuan ujian kemerosotan nilai muhibbah, unit penajaan tunai di mana muhibbah telah diperuntukkan akan diagregatkan supaya tahap di mana ujian rosot nilai dilakukan akan mencerminkan tahap terendah di mana muhibbah akan dipantau untuk tujuan pelaporan dalaman. Muhibbah yang diperoleh daripada pengabungan, untuk tujuan ujian kemerosotan nilai, mewujudkan peruntukkan kepada unit penajaan tunai atau sekumpulan unit penajaan tunai yang dijangka akan mendapat manfaat daripada sinergi pengabungan tersebut.

Amaun boleh pulih sesuatu aset atau unit penajaan tunai adalah lebih tinggi daripada nilai saksama ditolak kos jualan dan nilai dalam penggunaan. Dalam membuat penilaian nilai yang digunakan, anggaran alir tunai masa hadapan akan didiskaunkan kepada nilai semasanya menggunakan kadar diskaun sebelum cukai yang menggambarkan penilaian pasaran semasa bagi nilai masa wang dan risiko khusus kepada aset atau unit penajaan tunai tersebut.

Rugi rosot nilai diiktiraf sekiranya nilai bawaan aset atau unit penajaan tunai yang berkaitan melebihi jumlah anggaran amaun yang boleh diperolehi semula.

Rugi rosot nilai diiktiraf di dalam penyata untung rugi. Rugi rosot nilai diiktiraf bagi unit penajaan tunai akan diperuntukkan terlebih dahulu bagi mengurangkan amaun bawaan mana-mana muhibbah yang diperuntukkan kepada unit penajaan tunai (kumpulan-kumpulan unit penajaan tunai) menggunakan asas pro rata.

Kerugian rosot nilai yang disebabkan oleh muhibbah tidak boleh diterbalikkan. Berkenaan dengan aset lain, kerugian rosot nilai diiktiraf dalam tempoh sebelumnya telah dinilai pada akhir setiap tempoh pelaporan bagi mengesan sebarang tanda bahawa kerugian telah berkurangan atau tidak lagi wujud. Kerugian rosot nilai diiktiraf boleh dibalikkan jika terdapat perubahan dalam anggaran yang digunakan untuk menentukan amaun belum diterima sejak kerugian rosot nilai yang lepas telah diiktiraf. Kerugian rosot nilai akan dibalikkan hanya sekiranya nilai bawaan aset tidak melebihi bilai bawaan yang akan ditentukan, nilai bersih susut nilai atau pelunasan, jika tiada kerugian rosot nilai telah diiktirafkan. Kerugian rosot nilai dikreditkan ke dalam penyata untung rugi tahun kewangan semasa di mana keterbalikkan tersebut diiktiraf.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (n) Manfaat Kakitangan

##### (i) Manfaat warga kerja jangka pendek

Upah, gaji, bonus dan caruman keselamatan sosial diiktiraf sebagai perbelanjaan pada tahun di mana perkhidmatan yang berkaitan diberikan oleh pekerja Kumpulan dan PKNS. Pampasan ketidakhadiran terkumpul jangka pendek seperti cuti tahunan berbayar diiktiraf bila perkhidmatan yang diberi oleh pekerja akan menambahkan hak untuk pampasan ketidakhadiran akan datang, dan pampasan ketidakhadiran tidak terkumpul jangka pendek seperti cuti sakit diiktiraf bila ketidakhadiran berlaku.

##### (ii) Pelan caruman tertakrif

Kumpulan dan Perbadanan tertakluk oleh undang-undang untuk membuat caruman bulanan ke Kumpulan Wang Simpanan Pekerja (KWSP), satu badan berkanun yang menentukan pelan caruman untuk kakitangan yang layak berdasarkan kepada kadar gaji kakitangan. Caruman tersebut diambilkira sebagai perbelanjaan dalam penyata untung rugi dan lain-lain pendapatan komprehensif apabila dibelanjakan.

##### (iii) Ganjaran persaraan

Terdapat anak syarikat yang membiayai skim persaraan untuk kakitangan yang telah melebihi 5 tahun perkhidmatan atau kematian pekerja tersebut.

Di bawah skim ini, ganjaran persaraan juga akan diberikan kepada pekerja yang telah berkhidmat sekurang-kurangnya 10 tahun perkhidmatan pada tarikh persaraan sendiri atau atas sebab-sebab perubatan.

Ganjaran persaraan ini dikira berdasarkan kepada kadar emolumen semasa semua pekerja yang layak termasuk elaun perumahan dan jangkamasa perkhidmatan mereka sehingga tahap liabiliti kontrak anak syarikat pada akhir tahun. Peruntukan penuh dibuat untuk semua pekerja.

#### (o) Peruntukan

Peruntukan dibuat apabila Kumpulan atau Perbadanan menunjukkan obligasi yang sah dari segi undang-undang dan berdasarkan dari transaksi-transaksi yang lepas, yang memungkinkan aliran keluar sumber-sumber diperlukan untuk melangsaikan obligasi tersebut, dan bila anggaran munasabah bagi jumlah tersebut dapat dibuat.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (p) Perbelanjaan Tertunda

Perbelanjaan tertunda, yang mana mempunyai manfaat ekonomi, dinyatakan pada kos setelah ditolak pelunasan. Perbelanjaan tertunda Kumpulan merangkumi:-

##### (i) Tapak perkumuhan

Perbelanjaan yang ditanggung ke atas tapak perkumuhan dilunaskan berdasarkan penggunaan tempat perkumuhan.

##### (ii) Gas perkumuhan tapak

Perbelanjaan yang ditanggung projek gas perkumuhan dilunaskan sepanjang tempoh kontrak membekalkan gas perkumuhan tapak selama 4 tahun.

#### (q) Harta Pajakan

Harta yang diperolehi secara pajakan kewangan ditakrif sebagai sesuatu yang memindahkan risiko dan pulangan atas pemilikan harta pajakan kepada Kumpulan atau PKNS. Harta pajakan dipermodalkan pada nilai yang sama dengan jumlah pokok pajakan yang perlu dibayar. Faedah pajakan dimasukkan ke dalam penyata untung rugi dan lain-lain pendapatan komprehensif berdasarkan hayat pajakan.

#### (r) Pendapatan

Pendapatan bagi Kumpulan meliputi jualan rumah, kedai, kilang, pangsapuri, rumah pangsa dan tanah, sewaan harta, nilai diperakui dari kontrak pembinaan dan pendapatan kemajuan hartanah dan pendapatan dari operasi hotel dan penswastan projek serta nilai agreat invois barangan yang dijual.

Pendapatan bagi Perbadanan meliputi jualan rumah, kedai, kilang, pangsapuri, rumah pangsa dan tanah, sewaan harta, nilai diperakui dari kontrak pembinaan dan projek kemajuan hartanah dan penswastan projek.

#### (s) Pengiktirafan Pendapatan

Pendapatan dari projek perumahan dan kontrak pembinaan jangka panjang dan jualan tanah diambilkira mengikut kaedah peratusan penyudahan kerja pembangunan berperingkat dan kaedah kesiapan keseluruhan di mana yang berpatutan.

Pendapatan dari barangan yang dijual diambilkira berdasarkan nilai invois selepas diskaun.

Pendapatan dividen dan faedah atas pelaburan diambilkira sebagai pendapatan apabila ianya diterima.

Pendapatan sewa diambilkira mengikut kaedah akruan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (t) Peruntukan Penutupan dan Kos Selepas Penutupan

Penutupan dan kos selepas penutupan terdiri daripada kos jangkaan yang akan ditanggung oleh Kumpulan ke atas pengisian tapak perkumuhan. Peruntukan ke atas penutupan dan kos selepas penutupan diakrakan berdasarkan kaedah sistematik sepanjang tempoh yang dijangkakan untuk menyiapkan sesuatu tapak perkumuhan.

#### (u) Geran-geran Daripada Kerajaan

Geran yang diterima daripada kerajaan untuk membiayai kos harta, loji dan peralatan adalah dipadankan dengan amaun dibawa harta, loji dan peralatan apabila geran tersebut telah digunakan. Pemberian ini kemudiannya dilunaskan ke penyata untung rugi dan lain-lain pendapatan komprehensif mengikut jangka hayat aset berkenaan, bersamaan nisbah susutnilai yang dikenakan ke atas aset berkenaan.

#### (v) Kos Pinjaman

Kos pinjaman diiktiraf sebagai perbelanjaan dalam penyata untung atau rugi pada tempoh kos ditanggung menggunakan kaedah faedah efektif.

#### (w) Cukai

Perbelanjaan cukai pendapatan merangkumi cukai semasa dan cukai tertunda. Cukai semasa dan cukai tertunda diiktiraf dalam untung atau rugi kecuali setakat cukai tersebut adalah berkaitan dengan penggabungan perniagaan atau butiran diiktiraf terus dalam ekuiti atau pendapatan komprehensif lain.

Cukai semasa adalah cukai belum dibayar atau cukai belum terima yang dijangkakan pada cukai pendapatan atau kerugian bagi tahun semasa, menggunakan kadar cukai yang telah digubal atau digubal secara hakiki pada akhir tempoh pelaporan, dan sebarang pelarasan ke atas cukai belum bayar bagi tahun-tahun kewangan sebelumnya.

Cukai tertunda diiktiraf dengan menggunakan kaedah liabiliti, di atas perbezaan sementara iaitu perbezaan di antara asas cukai aset dan liabiliti dan nilai buku di dalam penyata kewangan. Walaubagaimanapun, cukai tertunda tidak diambil kira di atas perbezaan sementara seperti berikut: pengiktirafan awal muhibbah, pengiktirafan permulaan aset atau liabiliti di dalam urus niaga selain daripada kombinasi perniagaan yang semasa urus niaga tersebut dan bahawa tidak menjejaskan untung atau rugi perakaunan atau boleh cukai. Cukai tertunda ditentukan menggunakan kadar cukai yang dijangkakan akan digunakan pada perbezaan sementara apabila aset cukai tertunda berkenaan direalisasikan atau liabiliti cukai tertunda selesai, berdasarkan undang-undang cukai yang telah digubal atau digubal secara hakiki pada akhir tempoh pelaporan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (w) Cukai (samb.)

Di mana hartanah pelaburan dinyatakan pada nilai saksama menurut dasar perakaunan yang dinyatakan dalam Nota 2(f), jumlah cukai tertunda diiktiraf adalah ditentukan dengan menggunakan kadar cukai yang akan digunakan ke atas penjualan aset-aset pada nilai buku pada tarikh pelaporan melainkan jika harta boleh disusut nilai dan terikat dengan objektif untuk memperoleh sebahagian besar daripada manfaat ekonomi yang terkandung dalam harta itu dari masa ke masa, dan bukannya melalui jualan. Dalam semua kes-kes lain, jumlah cukai tertunda diiktiraf diukur berdasarkan cara realisasi yang dijangkakan atau penyelesaian nilai bawaan aset dan liabiliti, menggunakan kadar cukai yang digubal atau digubal secara hakiki pada tarikh pelaporan. Aset dan liabiliti cukai tertunda tidak didiskaunkan.

Aset dan liabiliti cukai tertunda akan diimbangi jika terdapat hak yang boleh dikuatkuasakan untuk mengimbangi aset dan liabiliti cukai semasa, dan ia berkaitan dengan cukai pendapatan yang dikenakan oleh pihak berkuasa cukai yang sama atas entiti boleh dicukai yang sama, atau entiti cukai yang berbeza, tetapi pihak bertujuan untuk menyelesaikan aset dan liabiliti cukai semasa pada asas bersih atau cukai aset dan liabilitinya akan dikeluarkan secara serentak.

Aset cukai tertunda diiktiraf hanya pada tahap sekiranya untung boleh cukai pada masa hadapan berkemungkinan diperolehi dan boleh digunakan untuk mengimbangi perbezaan sementara. Aset cukai tertunda akan disemak semula pada akhir setiap tempoh pelaporan dan dikurangkan ke tahap yang tidak lagi berkemungkinan bahawa manfaat cukai berkaitan akan direalisasikan.

#### (x) Operasi yang Tidak Diteruskan

Operasi yang tidak diteruskan merupakan komponen Kumpulan yang telah dilupuskan atau dipegang untuk jualan yang mewakili garis utama perniagaan yang berasingan atau kawasan geografi operasi atau subsidiari yang diperolehi secara eksklusif dengan tujuan untuk dijual semula. Apabila operasi diklasifikasikan sebagai operasi yang tidak diteruskan, penyata pendapatan komparatif untung rugi dan lain-lain pendapatan komprehensif dibentangkan semula seolah-olah operasi telah dihentikan dari permulaan tempoh komparatif.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (y) Luar Jangka

##### (i) Liabiliti luar jangka

Jika wujud kebarangkalian aliran keluar manfaat ekonomi yang tidak akan diperlukan atau amaunnya tidak dapat diaanggar pasti, obligasi tersebut tidak diiktiraf dalam penyata kedudukan kewangan dan dinyatakan sebagai liabiliti luar jangka, melainkan kebarangkalian aliran keluar manfaat ekonomi adalah tipis. Kemungkinan wujudnya obligasi hanya dapat disahkan sekiranya berlaku atau tidak berlaku satu atau lebih peristiwa masa depan juga didedahkan sebagai liabiliti luar jangka melainkan kebarangkalian aliran keluar manfaat ekonomi adalah tipis.

##### (ii) Aset luar jangka

Apabila wujud kebarangkalian aliran masuk manfaat ekonomi atau amaunnya tidak boleh dianggar pasti, aset tidak diiktiraf dalam penyata kedudukan kewangan dan didedahkan sebagai aset luar jangka, melainkan kebarangkalian aliran masuk manfaat ekonomi adalah tipis. Kemungkinan kelayakan kewujudannya hanya dapat disahkan sekiranya berlaku atau tidak berlaku satu atau lebih peristiwa masa depan, ianya juga didedahkan sebagai aset luar jangka melainkan kebarangkalian aliran masuk manfaat ekonomi adalah tipis.

#### (z) Pihak Berkaitan

Pihak yang berkaitan dengan Kumpulan dan PKNS adalah:-

- (a) Seseorang atau ahli keluarga terdekat yang mempunyai kaitan dengan Kumpulan dan PKNS jika:
  - i. Mempunyai kawalan atau kawalan bersama ke atas Kumpulan dan PKNS;
  - ii. Mempunyai pengaruh penting ke atas Kumpulan dan PKNS;
  - iii. Adalah anggota kakitangan pengurusan utama.

Anggota keluarga terdekat ialah ahli keluarga Kumpulan dan PKNS yang mempengaruhi, atau dipengaruhi dalam urusan perniagaan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 2. DASAR-DASAR PERAKAUNAN UTAMA (SAMB.)

#### (z) Pihak Berkaitan (Samb.)

- (b) Pihak yang berkaitan dengan Kumpulan dan PKNS adalah seperti berikut: -
- i. Pihak Berkaitan dan Kumpulan dan PKNS adalah ahli kumpulan yang sama (yang bermaksud bahawa setiap syarikat induk, anak syarikat dan syarikat bersekutu yang mempunyai kaitan bersama).
  - ii. Syarikat bersekutu atau usahasama dari Pihak Berkaitan yang lain (atau syarikat bersekutu atau usahasama anggota kumpulan yang mana Pihak Berkaitan yang lain adalah ahli).
  - iii. Kedua-dua pihak mempunyai usahasama daripada pihak ketiga.
  - iv. Pihak Berkaitan mempunyai usahasama dengan pihak ketiga dan Pihak Berkaitan yang lain merupakan syarikat bersekutu pihak ketiga.
  - v. Pihak Berkaitan yang mendapat manfaat selepas persaraan samaada Pihak Berkaitan tersebut adalah Kumpulan dan PKNS atau yang berkaitan dengan Kumpulan dan PKNS. Jika Kumpulan dan PKNS mendapat manfaat selepas persaraan, majikan yang memberikan manfaat tersebut mempunyai kaitan dengan Kumpulan dan PKNS.
  - vi. Pihak Berkaitan ini dikawal atau dikawal bersama oleh seseorang yang dikenalpasti dalam (a) di atas.
  - vii. Seseorang yang dikenalpasti dalam (a) (i) di atas mempunyai pengaruh penting ke atas Kumpulan dan PKNS atau merupakan anggota kakitangan pengurusan utama Kumpulan dan PKNS.
  - viii. Pihak Berkaitan atau mana-mana ahli Syarikat yang mana ia menjadi sebahagian, menyediakan perkhidmatan kakitangan pengurusan utama kepada Kumpulan dan PKNS.

Pihak berkaitan juga termasuk kakitangan pengurusan utama yang ditakrifkan sebagai orang yang mempunyai kuasa dan tanggungjawab untuk merancang, mengarah dan mengawal aktiviti Kumpulan dan PKNS sama ada secara langsung atau tidak langsung, termasuk mana-mana Ahli-ahli Perbadanan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 3. PENDAPATAN

|                          | Kumpulan       |                | Perbadanan     |                |
|--------------------------|----------------|----------------|----------------|----------------|
|                          | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Projek kemajuan hartanah | 380,141        | 393,821        | 125,335        | 192,653        |
| Kontrak pembinaan        | 3,534          | 71,189         | -              | -              |
| Operasi hotel            | 19,077         | 19,020         | -              | -              |
| Projek penswastaaan      | 111,133        | 123,635        | 111,133        | 123,635        |
| Jualan bahan binaan      | 48,644         | 51,051         | -              | -              |
| Lain-lain                | 359,729        | 327,684        | 161,085        | 139,729        |
|                          | <b>922,258</b> | <b>986,400</b> | <b>397,553</b> | <b>456,017</b> |

### 4. KEUNTUNGAN SEBELUM CUKAI DAN ZAKAT

Keuntungan sebelum cukai dan zakat diambilkira selepas mencajkan/(mengkreditkan):-

|  | Kumpulan       |                | Perbadanan     |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Diskaun jualan rumah                           | 8,352          | 9,884          | 8,352          | 9,884          |
| Ganjaran juruaudit:                            |                |                |                |                |
| Tahun semasa                                   | 847            | 784            | 124            | 100            |
| Lebihan/kurangan peruntukan tahun terdahulu    | -              | -              | -              | -              |
| Ganjaran para pengarah:                        |                |                |                |                |
| Lain-lain ganjaran                             | 274            | 346            | -              | -              |
| Yuran dan bonus                                | 3,952          | 3,705          | 997            | 1,015          |
| Kos kakitangan:                                |                |                |                |                |
| Gaji, upah dan bonus                           | 128,993        | 116,057        | 69,083         | 64,364         |
| KWSP   | 13,042         | 10,318         | 6,043          | 5,195          |
| Lain-lain manfaat kakitangan                   | 33,540         | 31,393         | 26,198         | 24,618         |
|  | <b>175,575</b> | <b>157,768</b> | <b>101,324</b> | <b>94,177</b>  |
| Kos kewangan terdiri daripada faedah/caj atas: |                |                |                |                |
| Pinjaman berjangka                             | 12,349         | 12,617         | -              | -              |
| Overdraf                                       | 495            | 42             | -              | -              |
| Sewabeli dan pajakan                           | 164            | 83             | -              | -              |
| Penerimaan Juru bank                           | 272            | -              | -              | -              |
| Saham keutamaan boleh tebus                    | 4,257          | 11,264         | -              | -              |
| Lain-lain                                      | 55,799         | 17,670         | 55,005         | 24,286         |
|  | <b>73,336</b>  | <b>41,676</b>  | <b>55,005</b>  | <b>24,286</b>  |



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 4. KEUNTUNGAN SEBELUM CUKAI (SAMB.)

Keuntungan sebelum cukai dan zakat diambilkira selepas mencajkan/(mengkreditkan):-

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Belanja memperbaiki kerosakan rumah                     | 10,329         | 8,522          | 10,329         | 8,522          |
| Sewa:   |                |                |                |                |
| Jentera   | 3,129          | 5,286          | -              | -              |
| Lain-lain   | 13,337         | -              | 9,864          | -              |
| Pulih semula/Peruntukan rosot nilai projek              | 815            | 1,912          | -              | -              |
| Keuntungan dari pelupusan Hartanah, loji, dan peralatan | (10,230)       | (1,178)        | -              | -              |
| Pulih semula/ Peruntukan hutang ragu                    | 4,410          | 11,413         | 5,607          | 1,740          |
| Peruntukan/Pulih semula rosot nilai lain-lain pelaburan | 3              | (342)          | -              | (342)          |
| Susutnilai hartanah, loji & peralatan                   | 24,445         | 24,164         | 6,673          | 3,254          |
| Susutnilai pelaburan hartanah                           | 5,455          | 5,550          | 5,203          | 5,270          |
| Peruntukan ganjaran persaraan                           | 549            | 1,056          | 288            | 370            |
| Pelunasan aset tidak nyata                              | 4              | 17             | -              | -              |
| Pelunasan pelaburan hartanah                            | 130            | 128            | -              | -              |
| Pendapatan sewa   | (14,800)       | (14,104)       | (12,289)       | (12,430)       |
| Pendapatan dividen                                      | (5,229)        | (5,452)        | (129,316)      | (282,124)      |
| Pendapatan faedah                                       | (20,518)       | (14,730)       | (6,305)        | (17,004)       |

Kos kakitangan Kumpulan dan PKNS meliputi gaji, bonus, ganjaran persaraan, caruman kepada KWSP dan lain-lain perbelanjaan berkaitan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 5. PENDAPATAN BERSIH DARI LAIN-LAIN PELABURAN

|                                       | Kumpulan       |                | Perbadanan     |                |
|---------------------------------------|----------------|----------------|----------------|----------------|
|                                       | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Faedah atas simpanan tetap            | 20,518         | 14,730         | 6,305          | -              |
| Dividen kasar daripada:               |                |                |                |                |
| Syarikat-syarikat bersekutu           | -              | -              | 116,052        | 43,207         |
| Syarikat-syarikat subsidiari          | -              | -              | 9,312          | 235,329        |
| Saham tersiarharga di<br>Malaysia     | 3,565          | 3,142          | 3,466          | 3,125          |
| Saham tak tersiarharga di<br>Malaysia | 1,664          | 2,310          | 486            | 463            |
|                                       | <u>5,229</u>   | <u>5,452</u>   | <u>129,316</u> | <u>282,124</u> |
|                                       | <u>25,747</u>  | <u>20,182</u>  | <u>135,621</u> | <u>282,124</u> |

### 6. CUKAI

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Syarikat dan anak syarikat:</b>                          |                |                |                |                |
| Percukaian Malaysia:  |                |                |                |                |
| Tahun semasa  | 51,793         | 55,359         | 17,317         | 28,633         |
| Lebihan peruntukan pada<br>tahun- tahun lepas               | (5,778)        | (33,869)       | (7,053)        | (33,532)       |
| Cukai tertunda:   |                |                |                |                |
| Tahun semasa  | (3,573)        | (2,269)        | 3,989          | -              |
| (Lebih) / Kurangan<br>peruntukan pada tahun-<br>tahun lepas | <u>(2,898)</u> | <u>(2,790)</u> | <u>-</u>       | <u>4,277</u>   |
|   | <u>39,544</u>  | <u>16,431</u>  | <u>14,253</u>  | <u>(622)</u>   |

Cukai pendapatan dikira pada kadar cukai ditetapkan, iaitu 24% (2016: 24%) ke atas pendapatan dikenakan cukai yang dianggarkan pada tahun imbalan semasa.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 6. CUKAI (SAMB.)

Penyesuaian bagi perbelanjaan cukai pendapatan berkenaan ke atas keuntungan sebelum cukai dan zakat pada kadar cukai pendapatan berkanun ke atas perbelanjaan cukai pendapatan, pada kadar cukai pendapatan efektif untuk Kumpulan dan Perbadanan adalah seperti berikut:-

|  | Kumpulan        |                | Perbadanan      |                |
|--|-----------------|----------------|-----------------|----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| Keuntungan sebelum cukai dan zakat   | <b>136,602</b>  | 303,250        | <b>115,959</b>  | 323,471        |
| Cukai pada kadar 24% (2016: 24%) ke atas pendapatan yang dikenakan cukai                           | <b>32,785</b>   | 72,780         | <b>27,830</b>   | 77,633         |
| Kesan keatas perbezaan kadar cukai dikenakan pada 20%  | -               | 3              | -               | -              |
| Kesan cukai ke atas perbelanjaan yang tidak dibenarkan dalam menentukan keuntungan bercukai        | <b>63,806</b>   | 90,056         | <b>20,523</b>   | 14,533         |
| Kesan cukai ke atas pendapatan yang tidak dikenakan cukai  | <b>(44,909)</b> | (91,579)       | <b>(31,036)</b> | (63,533)       |
| Kerugian cukai yang tidak diiktiraf/(diiktiraf) pada tahun semasa                                  | <b>(192)</b>    | 214            | -               | -              |
| Cukai tertunda di atas perbezaan sementara tidak diiktiraf   | <b>5,782</b>    | 1,132          | <b>3,989</b>    | -              |
| Bahagian kerugian syarikat-syarikat bersekutu (Lebihan)/Kurangan peruntukan pada tahun-tahun lepas | <b>(5,778)</b>  | (33,869)       | <b>(7,053)</b>  | (33,532)       |
| Lebihan peruntukan cukai tertunda dalam tahun lepas  | <b>(2,898)</b>  | (2,790)        | -               | 4,277          |
| <b>Jumlah perbelanjaan cukai dalam tahun semasa</b>  | <b>39,544</b>   | 16,431         | <b>14,253</b>   | (622)          |

# Nota-nota Kepada Penyata Kewangan

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

## 7. HARTANAH, LOJI DAN PERALATAN

| <b>Kumpulan</b>              | Tanah dan bangunan<br>RM'000 | Loji dan jentera<br>RM'000 | Kenderaan bermotor<br>RM'000 | Peralatan pejabat, perabot dan kelengkapan<br>RM'000 | Tapak pelupusan sampah<br>RM'000 | Kerja dalam pembangunan<br>RM'000 | Jumlah<br>RM'000 |
|------------------------------|------------------------------|----------------------------|------------------------------|--|----------------------------------|-----------------------------------|------------------|
| Nilai Pembawa                |                              |                            |                              |  |                                  |                                   |                  |
| Pada 1 Januari 2017          | 223,448                      | 21,703                     | 5,540                        | 22,843   | 18,505                           | 2,522                             | 294,561          |
| Tambahan                     | 59,014                       | 1,910                      | 3,253                        | 13,291   | 16,193                           | 6,379                             | 100,040          |
| Jualan                       | (1,803)                      | -                          | -                            | -  | -                                | -                                 | (1,803)          |
| Pelupusan                    | (9,183)                      | 23                         | (4)                          | (1,066)  | -                                | -                                 | (10,230)         |
| Pengkelasan                  | -                            | 38                         | -                            | 67   | -                                | (166)                             | (61)             |
| Pelarasan                    | (4)                          | -                          | -                            | -  | -                                | -                                 | (4)              |
| Hapuskira                    | -                            | -                          | -                            | (89)   | -                                | -                                 | (89)             |
| Pindahan                     | -                            | -                          | -                            | 2,413  | -                                | (2,413)                           | -                |
| Susut nilai tahun semasa     | (4,901)                      | (3,101)                    | (2,115)                      | (7,711)  | (6,617)                          | -                                 | (24,445)         |
| Rosot nilai tahun semasa     | -                            | -                          | (260)                        | -  | -                                | -                                 | (260)            |
| <b>Pada 31 Disember 2017</b> | <b>266,571</b>               | <b>20,573</b>              | <b>6,414</b>                 | <b>29,748</b>  | <b>28,081</b>                    | <b>6,322</b>                      | <b>357,709</b>   |
| Pada 31 Disember 2017        |                              |                            |                              |  |                                  |                                   |                  |
| Kos                          | 290,628                      | 104,983                    | 17,878                       | 114,328  | 142,679                          | 6,322                             | 676,818          |
| Susut nilai terkumpul        | (22,563)                     | (39,375)                   | (11,204)                     | (84,580)   | (114,598)                        | -                                 | (272,320)        |
| Rosot nilai terkumpul        | (1,494)                      | (45,035)                   | (260)                        | -  | -                                | -                                 | (46,789)         |
| <b>Nilai Pembawa</b>         | <b>266,571</b>               | <b>20,573</b>              | <b>6,414</b>                 | <b>29,748</b>  | <b>28,081</b>                    | <b>6,322</b>                      | <b>357,709</b>   |

# Nota-nota Kepada Penyata Kewangan

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

## 7. HARTANAH, LOJI DAN PERALATAN (SAMB.)

| Kumpulan                                       | Tanah dan bangunan<br>RM'000 | Loji dan jentera<br>RM'000 | Kenderaan bermotor<br>RM'000 | Peralatan pejabat, perabot dan kelengkapan<br>RM'000 | Tapak pelupusan sampah<br>RM'000 | Kerja dalam pembangunan<br>RM'000 | Jumlah<br>RM'000 |
|--|------------------------------|----------------------------|------------------------------|--|----------------------------------|-----------------------------------|------------------|
|  |                              |                            |                              |  |                                  |                                   |                  |
| Nilai Pembawa                                  |                              |                            |                              |  |                                  |                                   |                  |
| Pada 1 Januari 2016                            | 171,016                      | 42,929                     | 6,806                        | 20,710   | 29,020                           | 1,516                             | 271,997          |
| Tambahan                                       | 54,105                       | 577                        | 1,198                        | 7,612  | 844                              | 1,917                             | 66,253           |
| Jualan   | (5)                          | -                          | -                            | -  | -                                | -                                 | (5)              |
| Pelupusan                                      | (336)                        | (20)                       | (809)                        | (13)   | -                                | -                                 | (1,178)          |
| Pengkelasan                                    | 738                          | -                          | -                            | -  | -                                | (738)                             | -                |
| Pelarasan                                      | -                            | (49)                       | -                            | -  | (457)                            | (173)                             | (679)            |
| Pindahan dari pelaburan hartanah               | -                            | -                          | -                            | 78   | -                                | -                                 | 78               |
| Pindahan ke projek kemajuan hartanah (Nota 15) | (166)                        | -                          | -                            | -  | -                                | -                                 | (166)            |
| Susut nilai tahun semasa                       | (1,408)                      | (4,655)                    | (1,655)                      | (5,544)  | (10,902)                         | -                                 | (24,164)         |
| Rosot nilai tahun semasa                       | (496)                        | (17,079)                   | -                            | -  | -                                | -                                 | (17,575)         |
| <b>Pada 31 Disember 2016</b>                   | <b>223,448</b>               | <b>21,703</b>              | <b>5,540</b>                 | <b>22,843</b>  | <b>18,505</b>                    | <b>2,522</b>                      | <b>294,561</b>   |
| Pada 31 Disember 2016                          |                              |                            |                              |  |                                  |                                   |                  |
| Kos  | 234,537                      | 104,058                    | 15,484                       | 103,305  | 126,486                          | 2,522                             | 586,393          |
| Susut nilai terkumpul                          | (9,595)                      | (37,320)                   | (9,944)                      | (80,462)   | (107,981)                        | -                                 | (245,303)        |
| Rosot nilai terkumpul                          | (1,494)                      | (45,035)                   | -                            | -  | -                                | -                                 | (46,529)         |
| <b>Nilai Pembawa</b>                           | <b>223,448</b>               | <b>21,703</b>              | <b>5,540</b>                 | <b>22,843</b>  | <b>18,505</b>                    | <b>2,522</b>                      | <b>294,561</b>   |

# Nota-nota Kepada Penyata Kewangan

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

## 7. HARTANAH, LOJI DAN PERALATAN (SAMB.)

| Perbadanan                   | Tanah dan bangunan | Loji dan jentera | Kenderaan bermotor | Peralatan pejabat, perabot dan kelengkapan | Jumlah         |
|------------------------------|--------------------|------------------|--------------------|--|----------------|
|                              | RM'000             | RM'000           | RM'000             | RM'000                                     | RM'000         |
| Nilai Pembawa                |                    |                  |                    |  |                |
| Pada 1 Januari 2017          | 174,963            | 2,569            | 3,236              | 2,070                                      | 182,838        |
| Tambahan                     | 17,296             | -                | 2,286              | 1,676                                      | 21,258         |
| Jualan                       | (1,803)            | -                | -                  | -  | (1,803)        |
| Pelarasan                    | (4)                | -                | -                  | -  | (4)            |
| Susut nilai tahun semasa     | (3,550)            | (718)            | (1,118)            | (1,287)                                    | (6,673)        |
| <b>Pada 31 Disember 2017</b> | <b>186,902</b>     | <b>1,851</b>     | <b>4,404</b>       | <b>2,459</b>                               | <b>195,616</b> |
| Pada 31 Disember 2017        |                    |                  |                    |  |                |
| Kos                          | 191,500            | 7,228            | 9,697              | 35,680                                     | 244,105        |
| Rosot Nilai Terkumpul        | (496)              | -                | -                  | -  | (496)          |
| Susut nilai terkumpul        | (4,102)            | (5,377)          | (5,293)            | (33,221)                                   | (47,993)       |
| <b>Nilai Pembawa</b>         | <b>186,902</b>     | <b>1,851</b>     | <b>4,404</b>       | <b>2,459</b>                               | <b>195,616</b> |

# Nota-nota Kepada Penyata Kewangan

BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

## 7. HARTANAH, LOJI DAN PERALATAN (SAMB.)

| Perbadanan                                     | Tanah dan bangunan | Loji dan jentera | Kenderaan bermotor | Peralatan pejabat, perabot dan kelengkapan | Jumlah         |
|--|--------------------|------------------|--------------------|--|----------------|
|  | RM'000             | RM'000           | RM'000             | RM'000                                     | RM'000         |
| Nilai Pembawa                                  |                    |                  |                    |  |                |
| Pada 1 Januari 2016                            | 128,507            | 3,287            | 3,903              | 1,902                                      | 137,599        |
| Tambahan                                       | 47,483             | -                | 190                | 1,487                                      | 49,160         |
| Jualan   | (5)                | -                | -                  | -  | (5)            |
| Pelupusan                                      | -                  | -                | -                  | -  | -              |
| Pindahan ke projek kemajuan hartanah (Nota 15) | (166)              | -                | -                  | -  | (166)          |
| Rosot nilai tahun semasa                       | (496)              | -                | -                  | -  | (496)          |
| Susut nilai tahun semasa                       | (360)              | (718)            | (857)              | (1,319)                                    | (3,254)        |
| <b>Pada 31 Disember 2016</b>                   | <b>174,963</b>     | <b>2,569</b>     | <b>3,236</b>       | <b>2,070</b>                               | <b>182,838</b> |
| Pada 31 Disember 2016                          |                    |                  |                    |  |                |
| Kos  | 176,821            | 7,227            | 7,505              | 34,053                                     | 225,606        |
| Rosot Nilai Terkumpul                          | (496)              | -                | -                  | -  | (496)          |
| Susut nilai terkumpul                          | (1,362)            | (4,658)          | (4,269)            | (31,983)                                   | (42,272)       |
| <b>Nilai Pembawa</b>                           | <b>174,963</b>     | <b>2,569</b>     | <b>3,236</b>       | <b>2,070</b>                               | <b>182,838</b> |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI

|   | Perbadanan       |                  |
|---|------------------|------------------|
|   | 2017<br>RM'000   | 2016<br>RM'000   |
| Saham biasa tak tersiarharga pada kos     | 744,365          | 721,041          |
| Saham keutamaan tak tersiarharga pada kos | 829,000          | 713,900          |
|   | <b>1,573,365</b> | <b>1,434,941</b> |

Saham keutamaan tak tersiar harga adalah terdiri daripada saham keutamaan boleh tebus syarikat subsidiari Selgate Corporation Sdn Bhd, De Palma Management Services Sdn Bhd, Selaman Sdn Bhd, SACC Convec Sdn Bhd, PKNS Real Estate Sdn Bhd dan Datumcorp International Sdn Bhd.



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

Syarikat-syarikat subsidiari yang kesemuanya ditubuhkan di Malaysia adalah seperti berikut:-

| Nama syarikat   | Kegiatan utama  | Pegangan ekuiti |           |
|---|---|-----------------|-----------|
|   |   | 2017<br>%       | 2016<br>% |
| 1. De Palma Management Services Sdn. Bhd.                               | Pengurusan hotel  | 100             | 100       |
| 2. Worldwide Holdings Berhad dan syarikat-syarikat subsidiarinya:       | Pemegang harta dan pemegang pelaburan   | 100             | 100       |
| i) WGD Development Sdn Bhd (Dikenali sebagai Worldwide Glomac Sdn Bhd)  | Pembinaan bangunan  | 100             | 100       |
| ii) Perangsang Emperee Wood Industries Sdn Bhd                          | Tidak aktif   | 61              | 61        |
| iii) Worldwide Landfills Sdn. Bhd. dan syarikat-syarikat subsidiarinya: | Perkhidmatan pengurusan alam sekitar  | 60              | 60        |
| • WL Environmental Sdn. Bhd.  | Perkhidmatan pengurusan alam sekitar  | 70              | 70        |
| • Worldwide Hydro Energy Sdn Bhd (Dikenali sebagai Deltaworks Sdn Bhd)  | Tidak aktif   | 60              | 60        |
| • Worldwide Ecoventure Sdn. Bhd.  | Tidak aktif   | 42              | 42        |
| • Jana Landfill Sdn Bhd   | Menjana dan mengedarkan Tenaga elektrik dengan menggunakan gas metana yang diperolehi dari pelupusan sisa pepejal | 48              | 48        |
| iv) Worldwide Land Development Sdn.Bhd.                                 | Tidak aktif   | 100             | 100       |
| v) Worldwide Medivest Sdn.Bhd.  | Pembuatan Peralatan Perubatan   | 100             | 100       |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

| Nama syarikat   | Kegiatan utama                              | Pegangan ekuiti |           |
|---|---|-----------------|-----------|
|   |   | 2017<br>%       | 2016<br>% |
| 2. Worldwide Holdings Berhad (samb.)                                    |   |                 |           |
| vi) Emerald Crest Sdn. Bhd.   | Pemegang pelaburan                          | 100             | 100       |
| vii) Worldwide Property Management Sdn. Bhd.                            | Tidak aktif                                 | 100             | 100       |
| viii) Worldwide Realty Sdn Bhd (Dikenali sebagai IMT Teleport Sdn Bhd)  | Tidak aktif                                 | 100             | 100       |
| ix) Cekal Unggul Sdn. Bhd.  | Pembangunan hartanah                        | 70              | 70        |
| x) Worldwide Green Energy Sdn Bhd                                       | Tidak aktif                                 | 100             | 100       |
| xi) Worldwide Environment Sdn. Bhd dan syarikat-syarikat subsidiarinya: | Pemegang pelaburan                          | 100             | 100       |
| • Worldwide Waste Solutions Sdn. Bhd.                                   | Urusniaga peralatan pengurusan persekitaran | 60              | 60        |
| • Panorama Worldwide Sdn. Bhd.  | Perkhidmatan pengurusan persekitaran        | 100             | 100       |
| 3. Selgate Corporation Sdn. Bhd. dan syarikat-syarikat subsidiarinya:-  | Pemegang pelaburan                          | 100             | 100       |
| i) Real Plug & Play Sdn. Bhd.   | Tidak Aktif                                 | 100             | 100       |
| ii) PKNS Andaman Development Sdn. Bhd.                                  | Pembangunan hartanah                        | 70              | 70        |
| iii) Selcare Management Sdn. Bhd.                                       | Pengurusan Kesihatan                        | 100             | 100       |
| iv) Selgate Properties Sdn. Bhd.  | Tidak aktif                                 | 100             | 100       |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

| Nama syarikat  | Kegiatan utama  | Pegangan ekuiti |           |
|--|---|-----------------|-----------|
|  |   | 2017<br>%       | 2016<br>% |
| 3. Selgate Corporation Sdn. Bhd.<br>(samb.)  |   |                 |           |
| v) Selgate Healthcare Sdn. Bhd.<br>(Dikenali sebagai Selgate<br>Healthcare & Medical Services<br>Sdn. Bhd.) dan syarikat-<br>syarikat subsidiarinya: | Perkhidmatan<br>perundingan   | 100             | 100       |
| • Sri Permai Medic Sdn Bhd   | Pembekal klinik<br>perubatan, perunding<br>dokter dan perkhidmatan<br>perubatan yang<br>berkaitan | 70              | -         |
| • Selgate Rawang Hospital<br>Sdn. Bhd.   | Tidak aktif   | 60              | 100       |
| • Selgate Shah Alam Hospital<br>Sdn. Bhd.  | Tidak Aktif   | 100             | 100       |
| • Selgate Setia Alam Hospital<br>Sdn. Bhd.   | Tidak Aktif   | 100             | 100       |
| • Selgate Gombak Hospital<br>Sdn. Bhd.   | Tidak Aktif   | 100             | 100       |
| • Selgate Bukit Beruntung<br>Hospital Sdn. Bhd.  | Tidak Aktif   | 100             | -         |
| • Selgate Bangi Hospital Sdn.<br>Bhd.  | Tidak Aktif   | 100             | -         |
| • Selgate Kota Damansara<br>Hospital Sdn. Bhd.   | Tidak Aktif   | 100             | -         |
| • Selgate Subang Jaya<br>Hospital Sdn. Bhd.  | Tidak Aktif   | 100             | -         |
| • Selgate Kuala Selangor<br>Hospital Sdn. Bhd.   | Tidak Aktif   | 100             | -         |
| • Selgate Cyber Valley<br>Hospital Sdn. Bhd.   | Tidak Aktif   | 100             | 100       |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

| Nama syarikat   | Kegiatan utama   | Pegangan ekuiti |           |
|---|--|-----------------|-----------|
|   |  | 2017<br>%       | 2016<br>% |
| 4. PKNS Engineering and Construction Berhad dan syarikat-syarikat subsidiarinya:-         | Pembinaan bangunan 'conventional' dan 'prefabricated'  | <b>100</b>      | 100       |
| i) Millennium Joy Corporation Sdn. Bhd.   | Tidak aktif  | <b>100</b>      | 100       |
| ii) VE Intellitech Sdn. Bhd.  | Perkhidmatan Perunding   | <b>51</b>       | 51        |
| iii) PB Piling Sdn. Bhd.  | Kerja-kerja pembinaan  | <b>51</b>       | 51        |
| iv) Apex Point Development Sdn Bhd  | Pembangunan hartanah dan perumahan   | <b>100</b>      | 51        |
| 5. Selangor Industrial Corporation Berhad dan syarikat-syarikat subsidiarinya:-           | Perniagaan barangan pembinaan, insuran, pengurusan projek pembinaan dan perkhidmatan pembangunan harta | <b>100</b>      | 100       |
| i) Module Board Sdn. Bhd.   | Tidak aktif  | <b>100</b>      | 100       |
| ii) Casic Marketing Sdn. Bhd.   | Perniagaan jubin seramik   | <b>51</b>       | 51        |
| iii) Transpark System Sdn. Bhd.   | Perkhidmatan letak kereta  | <b>51</b>       | 51        |
| iv) Selmedia Sdn. Bhd.  | Tidak aktif  | <b>100</b>      | 100       |
| v) Electro Symphony Sdn. Bhd.   | Tidak aktif  | <b>50</b>       | 50        |
| 6. PI Brilliant Berhad (Dikenali PKNS Infra Berhad) dan syarikat- syarikat subsidiarinya: | Kerja Infrastruktur dan kejuruteraan lanskap   | <b>90.73</b>    | 90.35     |
| i) Excelon Sdn. Bhd.  | Penyelenggaraan dan pengurusan kemudahan   | <b>100</b>      | 100       |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 8. PELABURAN DALAM SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

|     | Nama syarikat   | Kegiatan utama  | Pegangan ekuiti |           |
|-----|---|---|-----------------|-----------|
|     |   |   | 2017<br>%       | 2016<br>% |
| 7.  | Selaman Sdn.Bhd dan syarikat-syarikat subsidiarinya:            | Pelaburan hartanah  | <b>60</b>       | 60        |
|     | i) Halik Sdn. Bhd.  | Pelaburan di dalam harta-hartanah   | <b>100</b>      | 100       |
|     | ii) Selaman Sejati Sdn. Bhd.                                    | Pembangunan hartanah  | <b>100</b>      | 100       |
| 8.  | Kelana Property Development Sdn. Bhd.                           | Pemaju hartanah   | <b>51</b>       | 51        |
| 9.  | SACC Convec Sdn Bhd   | Perkhidmatan pengurusan pusat konvensyen                                  | <b>100</b>      | 100       |
| 10. | Akademi PKNS Sdn. Bhd.  | Pusat latihan kemahiran   | <b>100</b>      | 100       |
| 11. | Datumcorp International Sdn Bhd                                 | Pemaju hartanah   | <b>100</b>      | 100       |
| 12. | PKNS Real Estate Sdn. Bhd. dan syarikat-syarikat subsidiarinya: | Pengurusan dan pelaburan hartanah   | <b>100</b>      | 100       |
|     | i) Central Holdings Berhad                                      | Pemegang pelaburan dan harta  | <b>100</b>      | 100       |
|     | ii) Park Here Sdn. Bhd.   | Operasi tempat letak kereta, pengurusan tempat letak kereta dan perunding | <b>100</b>      | 100       |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 9. PELABURAN DALAM SYARIKAT-SYARIKAT BERSEKUTU

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Saham tak tersiarharga pada kos                                 | 266,027        | 243,302        | 164,499        | 141,774        |
| Permodalan hutang tanpa faedah syarikat bersekutu               | 14,795         | 14,795         | 14,795         | 14,795         |
| Peruntukan rosot nilai pelaburan                                | (21,105)       | (21,105)       | (21,105)       | (21,105)       |
|   | <u>259,717</u> | <u>236,992</u> | <u>158,189</u> | <u>135,464</u> |
| Bahagian keuntungan terkumpul dalam syarikat-syarikat bersekutu | 401,706        | 489,704        | -              | -              |
|   | <u>661,423</u> | <u>726,696</u> | <u>158,189</u> | <u>135,464</u> |

Pada 31 Disember 2017, nilai pembawa bagi pelaburan dalam syarikat-syarikat bersekutu terdiri daripada:-

|  | Kumpulan       |                |
|--|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 |
| Bahagian harta ketara bersih dalam syarikat-syarikat bersekutu | 637,852        | 703,125        |
| Muhibbah   | 23,571         | 23,571         |
|  | <u>661,423</u> | <u>726,696</u> |

Butir-butir syarikat bersekutu yang kesemuanya ditubuhkan di Malaysia, kecuali Eastern Glory Enterprise Ltd yang ditubuhkan di British Virgin Island, adalah seperti berikut:-

| Nama syarikat                                       | Kegiatan utama                         | Pegangan ekuiti |           |
|---|--|-----------------|-----------|
|   |  | 2017<br>%       | 2016<br>% |
| 1. Kundang Properties Sdn. Bhd.                     | Pemaju perumahan                       | 50              | 50        |
| 2. Ligamas Sdn. Bhd.                                | Pemilik ladang dan pemaju hartanah     | 50              | 50        |
| 3. PKNS-LFD Sdn. Bhd.                               | Pemegang pelaburan                     | 49              | 49        |
| 4. Bangi Resort & Development Corporation Sdn. Bhd. | Pemaju hartanah dan pemegang pelaburan | 40              | 40        |
| 5. Sunway PKNS Sdn. Bhd.                            | Pemaju hartanah dan pemegang pelaburan | 40              | 40        |
| 6. Eastern Glory Enterprise Ltd *                   | Pemegang pelaburan                     | 40              | 40        |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 9. PELABURAN DALAM SYARIKAT-SYARIKAT BERSEKUTU (SAMB.)

| Nama syarikat   | Kegiatan utama  | Pegangan ekuiti |           |
|---|---|-----------------|-----------|
|   |   | 2017<br>%       | 2016<br>% |
| 7. Selangor Polo Sdn. Bhd.  | Pemaju hartanah dan pengurusan kelab polo dan equestrian                            | 40              | 40        |
| 8. Tropicana Indah Sdn. Bhd.  | Pemaju hartanah   | 30              | 30        |
| 9. Kesas Holdings Berhad  | Pembangunan dan penyelenggaraan operasi tol lebuh raya                              | 30              | 30        |
| 10. GLM Emerald (Sepang) Sdn. Bhd. (Dikenali sebagai Vintage Heights Sdn Bhd) | Pemaju hartanah, pengurusan ladang kelapa sawit dan pemprosesan minyak kelapa sawit | 30              | 30        |
| 11. MUST Ehsan Development Sdn. Bhd.  | Pemaju hartanah   | 30              | 30        |
| 12. Pelangi Airways Sdn. Bhd.   | Tidak aktif   | 20.44           | 20.44     |
| 13. Selangor Shipyard Sdn. Bhd.   | Mengurus dermaga dan membaiki kapal laut  | 20              | 20        |
| 14. Selangor Country Club Sdn Bhd.  | Pengurusan kelab polo   | 40              | 40        |
| 15. Kuala Langat Power Plant Sdn Bhd* (Dikenali Genting Sanyen Power Sdn Bhd) | Penjanaan tenaga  | 25              | 25        |
| 16. GMC Holding Berhad **   | Pakar perubatan   | 30              | 30        |
| 17. Al-Kauthar Resources Sdn Bhd  | Membekal kelengkapan haji dan umrah   | 20              | -         |
| 18. Icon-Futurehome Sdn Bhd   | Membekal produk dan perkhidmatan  | 20              | -         |

\* Pegangan ekuiti Kumpulan melalui syarikat subsidiari, Worldwide Holding Berhad.

\*\* Pegangan ekuiti Kumpulan melalui syarikat subsidiari, Selgate Corporation Sdn. Bhd.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 10. LAIN-LAIN PELABURAN

|                                  | Kumpulan              |                       | Perbadanan            |                       |
|----------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                  | 2017<br>RM'000        | 2016<br>RM'000        | 2017<br>RM'000        | 2016<br>RM'000        |
| Saham-saham tersiarharga         | <u>96,931</u>         | <u>57,420</u>         | <u>91,275</u>         | <u>55,521</u>         |
| Saham-saham tak tersiarharga     | 30,456                | 49,521                | 5,428                 | 5,428                 |
| Pelupusan                        | (3,206)               | -                     | -                     | -                     |
| Peruntukan rosot nilai pelaburan | <u>(4,044)</u>        | <u>(4,041)</u>        | <u>(4,041)</u>        | <u>(4,041)</u>        |
|                                  | <u>23,206</u>         | <u>45,480</u>         | <u>1,387</u>          | <u>1,387</u>          |
| Unit amanah                      | <u>216,967</u>        | <u>229,470</u>        | <u>158,770</u>        | <u>191,731</u>        |
| Keahlian golf                    | <u>81</u>             | <u>81</u>             | <u>-</u>              | <u>-</u>              |
|                                  | <u><b>337,185</b></u> | <u><b>332,451</b></u> | <u><b>251,432</b></u> | <u><b>248,639</b></u> |

### 11. MUHIBBAH DARIPADA PENYATUAN

Muhibbah timbul daripada penyatuan syarikat-syarikat subsidiari yang mewakili perbezaan antara kos pelaburan dan nilai saksama aset bersih yang diperolehi selepas ditolak pelunasan terkumpul.

|                                     | Kumpulan            |                     |
|-------------------------------------|---------------------|---------------------|
|                                     | 2017<br>RM'000      | 2016<br>RM'000      |
| Pada 1 Januari                      | 7,742               | 8,161               |
| Pengambilalihan syarikat subsidiari | <u>1,407</u>        | <u>(419)</u>        |
| Pada 31 Disember                    | <u><b>9,149</b></u> | <u><b>7,742</b></u> |



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 12. PELABURAN HARTANAH

|   | Kumpulan         |                | Perbadanan      |                |
|---|------------------|----------------|-----------------|----------------|
|   | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| Pada kos:   |                  |                |                 |                |
| Pada 1 Januari  | <b>985,871</b>   | 937,717        | <b>302,578</b>  | 305,551        |
| Penambahan tahun semasa   | <b>48,207</b>    | 2,391          | <b>3,145</b>    | 1,035          |
| Jualan  | <b>(4,573)</b>   | (5,455)        | <b>(4,573)</b>  | (5,455)        |
| Susutnilai jualan   | <b>1,571</b>     | -              | <b>1,571</b>    | -              |
| Pelupusan   | -                | (549)          | -               | (514)          |
| Pelarasan   | <b>805</b>       | -              | -               | -              |
| Perubahan nilai saksama yang diiktiraf didalam penyata pendapatan | <b>538</b>       | 24,067         | -               | -              |
| Pindahan ke hartanah, loji dan peralatan (Nota 7)                 | -                | (78)           | -               | -              |
| Pindahan ke inventori (Nota 14)                                   | -                | (41)           | -               | (41)           |
| Pindahan ke projek kemajuan hartanah (Nota 15)                    | -                | (33)           | -               | (33)           |
| Pindahan dari projek kemajuan hartanah (Nota 15)                  | <b>24,680</b>    | 27,852         | <b>1,776</b>    | 2,035          |
|   | <b>1,057,099</b> | 985,871        | <b>304,497</b>  | 302,578        |
| Perlunasan terkumpul:   |                  |                |                 |                |
| Pada 1 Januari  | <b>(74,681)</b>  | (69,003)       | <b>(72,305)</b> | (67,035)       |
| Perlunasan tahun semasa   | <b>(130)</b>     | (128)          | -               | -              |
| Susutnilai tahun semasa   | <b>(5,455)</b>   | (5,550)        | <b>(5,203)</b>  | (5,270)        |
| Pelarasan   | <b>(829)</b>     | -              | <b>(24)</b>     | -              |
| Pada 31 Disember  | <b>(81,095)</b>  | (74,681)       | <b>(77,532)</b> | (72,305)       |
| Nilai buku  |                  |                |                 |                |
| Pada 31 Disember  | <b>976,004</b>   | 911,190        | <b>226,965</b>  | 230,273        |

Pelaburan Hartanah dicatatkan pada nilai kos. Nilai saksama tidak boleh diukur dengan pasti tanpa kos atau usaha yang tidak wajar (undue cost) kerana kos bagi menentukan nilai saksama melebihi manfaat daripadanya.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 13. HARTA HARTANAH

|  | Kumpulan              |                | Perbadanan            |                |
|--|-----------------------|----------------|-----------------------|----------------|
|  | 2017<br>RM'000        | 2016<br>RM'000 | 2017<br>RM'000        | 2016<br>RM'000 |
| Kos  |                       |                |                       |                |
| Pada 1 Januari   | <b>739,293</b>        | 750,178        | <b>494,145</b>        | 494,145        |
| Tambahan pada tahun<br>semasa                            | <b>140,676</b>        | 22,096         | <b>1,151</b>          | -              |
| Pelupusan  | <b>(30,727)</b>       | (4,642)        | <b>(20,611)</b>       | -              |
| Pindahan kepada projek<br>kemajuan hartanah<br>(Nota 15) | <b>(35,953)</b>       | (17,235)       | <b>(23,213)</b>       | -              |
| Rosotnilai terkumpul                                     | <b>(35,921)</b>       | (11,104)       | -                     | -              |
| Pada 31 Disember   | <b><u>777,368</u></b> | <u>739,293</u> | <b><u>451,472</u></b> | <u>494,145</u> |

Harta hartanah meliputi tanah yang dimiliki untuk pembangunan masa depan dan dinyatakan pada kos pembelian termasuk semua kos berkaitan yang ditanggung selepas pembelian ke atas aktiviti yang diperlukan untuk menyediakan tanah tersebut untuk kegunaan yang dicadangkan.

### 14. INVENTORI

|                            | Kumpulan              |                | Perbadanan            |                |
|----------------------------|-----------------------|----------------|-----------------------|----------------|
|                            | 2017<br>RM'000        | 2016<br>RM'000 | 2017<br>RM'000        | 2016<br>RM'000 |
| Dinyatakan pada harga kos: |                       |                |                       |                |
| Bangunan siap              | <b>317,148</b>        | 213,871        | <b>165,018</b>        | 82,712         |
| Rumah diserahkan balik     | <b>63,560</b>         | 54,156         | <b>48,181</b>         | 38,087         |
| Tanah diserahkan balik     | <b>35,867</b>         | 14,287         | <b>35,867</b>         | 14,287         |
| Inventori pengeluaran      | <b>1,381</b>          | 736            | -                     | -              |
| Barangan stor              | <b>299</b>            | 353            | <b>299</b>            | 353            |
|                            | <b><u>418,255</u></b> | <u>283,403</u> | <b><u>249,365</u></b> | <u>135,439</u> |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 15. PROJEK KEMAJUAN HARTANAH

|  | Kumpulan         |                | Perbadanan       |                |
|--|------------------|----------------|------------------|----------------|
|  | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Kos tanah</b>                                       |                  |                |                  |                |
| Pada 1 Januari   | 2,066,542        | 2,023,292      | 1,879,490        | 1,847,761      |
| Tambahan pada tahun<br>semasa:                         | 32,454           | 33,560         | 30,951           | 31,729         |
| Pindahan dari harta-hartanah<br>(Nota 13)              | 100              | 9,690          | -                | -              |
| Pada 31 Disember                                       | <b>2,099,096</b> | 2,066,542      | <b>1,910,441</b> | 1,879,490      |
| <b>Perbelanjaan pembangunan</b>                        |                  |                |                  |                |
| Pada 1 Januari   | 6,981,544        | 6,740,070      | 6,120,143        | 5,908,566      |
| Pindahan dari hartanah, loji<br>dan peralatan (Nota 7) | -                | 166            | -                | 166            |
| Pindahan dari pelaburan<br>hartanah (Nota 12)          | -                | 33             | -                | 33             |
| Tambahan pada tahun<br>Semasa                          | 488,503          | 235,765        | 598,340          | 213,413        |
| Pindahan dari harta hartanah<br>(Nota 13)              | 35,853           | 7,545          | 23,213           | -              |
| Pindahan ke pelaburan<br>hartanah (Nota 12)            | (1,776)          | (2,035)        | (1,776)          | (2,035)        |
| Pada 31 Disember                                       | <b>7,504,124</b> | 6,981,544      | <b>6,739,920</b> | 6,120,143      |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 15. PROJEK KEMAJUAN HARTANAH (SAMB.)

|   | Kumpulan           |                    | Perbadanan         |                    |
|---|--------------------|--------------------|--------------------|--------------------|
|   | 2017<br>RM'000     | 2016<br>RM'000     | 2017<br>RM'000     | 2016<br>RM'000     |
| <b>Kos diiktiraf sebagai perbelanjaan di dalam penyata pendapatan</b> |                    |                    |                    |                    |
| Tahun-tahun lepas   | (5,602,826)        | (5,471,769)        | (5,328,317)        | (5,122,074)        |
| Tahun semasa  | (305,024)          | (301,941)          | (200,634)          | (208,166)          |
| Pelarasan/peruntukan kerugian   | 22,894             | 1,923              | 22,894             | 1,923              |
| Pengeluaran semula projek siap  | 4,928              | 172,541            | -                  | -                  |
| Elaun kerugian yang diramalkan pulih semula                           | -                  | (3,580)            | -                  | -                  |
|   | <b>(5,880,028)</b> | <b>(5,602,826)</b> | <b>(5,506,057)</b> | <b>(5,328,317)</b> |
| Pengeluaran semula projek siap  | (4,928)            | (172,541)          | -                  | -                  |
| Pindah ke inventori (Nota 14)   | (29,856)           | (102,437)          | -                  | -                  |
| Pindahan ke pelaburan hartanah (Note 12)                              | (22,904)           | (25,817)           | -                  | -                  |
| Rosotnilai  | (815)              | (1,912)            | -                  | -                  |
|   | <b>3,664,689</b>   | <b>3,142,553</b>   | <b>3,144,304</b>   | <b>2,671,316</b>   |

Termasuk di dalam tambahan kepada perbelanjaan pembangunan terkumpul pada tahun kewangan semasa bagi Kumpulan ialah faedah yang dipermodalkan berjumlah RM 32,008,178 (2016: RM 23,327,577).

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 16. KERJA KONTRAK YANG TELAH DIJALANKAN TETAPI BELUM DITUNTUT/ (TUNTUTAN TERDAHULU DARI KONTRAK PEMBINAAN)

Kerja kontrak yang telah dijalankan adalah terdiri daripada:-

|   | Kumpulan         |                |
|---|------------------|----------------|
|   | 2017<br>RM'000   | 2016<br>RM'000 |
| Kos kontrak   | 2,225,411        | 821,049        |
| Pembahagian keuntungan                                    | 39,558           | 20,589         |
| Peruntukan kerugian dijangkakan                           | (5,186)          | (5,186)        |
|   | <u>2,259,783</u> | <u>836,452</u> |
| Tuntutan kemajuan   | (2,237,355)      | (834,231)      |
|   | <u>22,428</u>    | <u>2,221</u>   |
| Kerja kontrak yang telah dijalankan tetapi belum dituntut | 266,803          | 474,562        |
| Tuntutan terdahulu dari kontrak pembinaan                 | (244,375)        | (472,341)      |
|   | <u>22,428</u>    | <u>2,221</u>   |

### 17. PENGHUTANG PERDAGANGAN

|                        | Kumpulan       |                | Perbadanan     |                |
|------------------------|----------------|----------------|----------------|----------------|
|                        | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Penghutang perdagangan | 531,794        | 498,065        | 294,244        | 244,445        |
| Peruntukan hutang ragu | (70,810)       | (66,400)       | (49,571)       | (44,288)       |
|                        | <u>460,984</u> | <u>431,665</u> | <u>244,673</u> | <u>200,157</u> |

Terma kredit purata yang diberikan oleh Kumpulan dan Perbadanan masing-masing adalah 30-60 hari (2016 : 30-60 hari) dan 30 hari (2016 : 30 hari).

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 18. LAIN-LAIN PENGHUTANG, DEPOSIT DAN BAYARAN TERDAHULU

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Lain-lain penghutang                        | 120,046        | 109,326        | 21,252         | 21,177         |
| Peruntukan hutang ragu                      | (8,050)        | (6,091)        | (4,745)        | (4,745)        |
|   | 111,996        | 103,235        | 16,507         | 16,432         |
| Deposit boleh dipulangkan                   | 13,315         | 13,163         | -              | -              |
| Bayaran pendahuluan                         | 1,043          | 903            | -              | -              |
|   | 126,354        | 117,301        | 16,507         | 16,432         |
| Hutang dari syarikat-syarikat<br>subsidiari | -              | -              | 19,894         | 38,302         |
| Hutang dari syarikat-syarikat<br>bersekutu  | 19,432         | 18,207         | 19,432         | 18,207         |
| Peruntukan hutang ragu                      | (692)          | (692)          | (692)          | (692)          |
|   | 18,740         | 17,515         | 18,740         | 17,515         |
|   | 145,094        | 134,816        | 55,141         | 72,249         |

Hutang syarikat-syarikat subsidiari dan syarikat-syarikat bersekutu timbul dari transaksi dagangan dan bayaran pendahuluan. Hutang tersebut adalah tidak bercagar dan bebas dari dikenakan faedah serta tiada syarat-syarat bayaran balik yang tetap.

### 19. PELABURAN PORTFOLIO

|  | Kumpulan       |                | Perbadanan     |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Pada kos:  |                |                |                |                |
| Saham-saham tersiarharga                           | 22,471         | 22,310         | 15,719         | 14,870         |
| (Peruntukan)/Pulih semula<br>rosot nilai pelaburan | (110)          | (3,961)        | 3,078          | -              |
|  | 22,361         | 18,349         | 18,797         | 14,870         |
| Nilai pasaran:                                     |                |                |                |                |
| Saham-saham tersiarharga                           | 3,564          | 3,479          | -              | -              |

Nilai bawaan pelaburan bagi Kumpulan dan PKNS adalah nilai saksama pada tarikh lembaranimbangan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 20. SIMPANAN TETAP

|                             | Kumpulan       |                | Perbadanan     |                |
|-----------------------------|----------------|----------------|----------------|----------------|
|                             | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Bank-bank berlesen          | <b>304,645</b> | 323,106        | <b>5,501</b>   | 5,336          |
| Institusi kewangan berlesen | <b>8,607</b>   | 8,638          | -              | -              |
|                             | <b>313,252</b> | <b>331,744</b> | <b>5,501</b>   | <b>5,336</b>   |

Simpanan tetap Kumpulan berjumlah RM19,463 (2016 : RM 19,040) telah dicagarkan kepada bank-bank untuk kemudahan pinjaman bagi syarikat-syarikat subsidiari.

Kadar faedah yang dikenakan ke atas simpanan tetap dari institusi kewangan dalam tahun kewangan semasa adalah dari 2.00% hingga 3.65% (2016: 2.00% hingga 3.65%) setahun dengan tempoh matang dari 4 hari (2016: 3 hari).

### 21. AKAUN PERLINDUNGAN HARTA

Akaun perlindungan harta ditubuhkan sebagai dana insuran untuk tujuan membiayai kerugian dan kerosakan akibat malapetaka atau kebakaran yang mungkin terjadi ke atas rumah-rumah yang belum dijual dan bangunan-bangunan serta rumah-rumah yang disewakan.

|                              | Kumpulan dan<br>Perbadanan |                |
|------------------------------|----------------------------|----------------|
|                              | 2017<br>RM'000             | 2016<br>RM'000 |
| Pada 1 Januari               | <b>24,465</b>              | 23,534         |
| Penambahan pada tahun semasa | <b>778</b>                 | 931            |
| Pada 31 Disember             | <b>25,243</b>              | <b>24,465</b>  |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 22. PEMIUTANG PAJAKAN KEWANGAN

|   | Kumpulan            |                |
|---|---------------------|----------------|
|   | 2017<br>RM'000      | 2016<br>RM'000 |
| <b>Perlu dibayar dalam jangkamasa:</b>            |                     |                |
| Kurang daripada setahun                           | 841                 | 279            |
| Lebih daripada 1 tahun dan tidak melebihi 5 tahun | <u>2,087</u>        | <u>302</u>     |
|   | <b>2,928</b>        | 581            |
| Tolak: Faedah tertanggung                         | <u>(241)</u>        | <u>(59)</u>    |
| Nilai semasa pemiutang pajakan kewangan           | <u><b>2,687</b></u> | <u>522</u>     |

Pemiutang pajakan kewangan jangka panjang yang akan dibayar seperti berikut:

|   | Kumpulan       |                |
|---|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Perlu dibayar dalam jangkamasa:</b>            |                |                |
| Kurang daripada setahun                           | 804            | 156            |
| Lebih daripada 1 tahun dan tidak melebihi 5 tahun | <u>1,883</u>   | <u>366</u>     |
|   | <b>2,687</b>   | 522            |

Kadar faedah yang dikenakan keatas pemiutang pajakan kewangan untuk Kumpulan adalah purata diantara 2.40% - 4.87% (2016 : 2.40% - 4.87%) setahun.



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 23. PINJAMAN JANGKA PANJANG

|   | Kumpulan         |                  | Perbadanan       |                |
|---|------------------|------------------|------------------|----------------|
|   | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Bercagar</b>   |                  |                  |                  |                |
| Pinjaman dari institusi kewangan                                  | 1,505,596        | 938,675          | 1,205,885        | 694,502        |
| Bahagian yang perlu dibayar balik dalam tempoh 12 bulan (Nota 30) | -                | (8,806)          | -                | -              |
|   | <b>1,505,596</b> | <b>929,869</b>   | <b>1,205,885</b> | <b>694,502</b> |
| <b>Tidak Bercagar</b>   |                  |                  |                  |                |
| Pinjaman daripada Kerajaan Negeri                                 | 88,000           | 88,000           | 88,000           | 88,000         |
| <b>Jumlah</b>   | <b>1,593,596</b> | <b>1,017,869</b> | <b>1,293,885</b> | <b>782,502</b> |

Bahagian jangka panjang yang perlu dibayar adalah seperti berikut:

|                           | Kumpulan         |                  | Perbadanan       |                |
|---------------------------|------------------|------------------|------------------|----------------|
|                           | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000 |
| Dalam tempoh:             |                  |                  |                  |                |
| Dua hingga lima tahun     | 1,498,849        | 926,074          | 1,205,885        | 694,502        |
| Lebih daripada lima tahun | 94,747           | 91,795           | 88,000           | 88,000         |
|                           | <b>1,593,596</b> | <b>1,017,869</b> | <b>1,293,885</b> | <b>782,502</b> |

Kadar faedah tahunan yang dikenakan ke atas pinjaman-pinjaman di atas adalah seperti berikut:

- (i) Kerajaan Negeri : 0% - 4.00% (2016 : 0% - 4.00%)
- (ii) Institusi kewangan : 1.50% - 8.25% (2016 : 1.50% - 7.85%)

Pinjaman bercagar yang diperolehi oleh salah satu syarikat subsidiari PKNS dicagar melalui caj tetap dan terapan aset dan debentur syarikat subsidiari yang terlibat.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 23. PINJAMAN JANGKA PANJANG (SAMB.)

- a) Pada tahun kewangan yang lepas, Kumpulan melalui syarikat subsidiari, Worldwide Medivest Sdn Bhd telah memperolehi pinjaman berjangka yang berjumlah RM72,000,000 daripada institusi kewangan. Tujuan pinjaman berjangka tersebut adalah untuk membeli peralatan mesin dan membina kilang. Pinjaman berjangka tersebut perlu dibayar dalam tempoh 7 tahun termasuk 2 tahun tempoh lanjutan bermula daripada pengeluaran pertama pinjaman.
- b) Perbadanan telah membuat penerbitan nota jangka pertengahan Islam berjumlah RM1.2 bilion, yang merupakan sebahagian daripada program 20 tahun nota jangka pertengahan Islam yang terbaru ("Program IMTN"). Program IMTN ini, bersama dengan satu lagi program 7 tahun kertas perdagangan Islam berjumlah RM300 juta ("Program ICP") adalah tertakluk kepada had bersama sehingga RM1.7 bilion (keseluruhannya dirujuk sebagai "Program Sukuk Murabahah").

Program Sukuk Murabahah ini akan memberi kemudahan dan fleksibiliti kepada PKNS untuk menerbitkan sukuk di dalam pelbagai tempoh sehingga 20 tahun, bergantung kepada keperluannya dari masa ke semasa bagi membiayai keperluan modal kerja (working capital) yang patuh Shariah, dan/atau keperluan pelaburan am pada kos yang lebih kompetitif bersandarkan kepada penarafan kredit Perbadanan yang kukuh.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 24. PERUNTUKAN PENUTUPAN DAN KOS SELEPAS PENUTUPAN OPERASI PELUPUSAN SISTEM PEPEJAL

|                              | Kumpulan       |                |
|------------------------------|----------------|----------------|
|                              | 2017<br>RM'000 | 2016<br>RM'000 |
| Pada 1 Januari               | 50,151         | 49,027         |
| Peruntukan pada tahun semasa | 4,698          | 1,178          |
| Penggunaan pada tahun semasa | (941)          | (54)           |
| Pada 31 Disember             | <u>53,908</u>  | <u>50,151</u>  |

### 25. GANJARAN PERSARAAN

|                         | Kumpulan       |                | Perbadanan     |                |
|-------------------------|----------------|----------------|----------------|----------------|
|                         | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Pada 1 Januari          | 8,230          | 7,405          | 3,491          | 3,121          |
| Penambahan tahun semasa | 671            | 1,056          | 410            | 370            |
|                         | <u>8,901</u>   | <u>8,461</u>   | <u>3,901</u>   | <u>3,491</u>   |
| Pembayaran              | (408)          | (231)          | (122)          | -              |
| Pada 31 Disember        | <u>8,493</u>   | <u>8,230</u>   | <u>3,779</u>   | <u>3,491</u>   |

Terdapat syarikat subsidiari yang membuat peruntukan ke atas manfaat persaraan berdasarkan gaji pekerja yang layak dan tempoh perkhidmatan sehingga 31 Disember 2017. Semasa persaraan, pembayaran akan dibuat berdasarkan jumlah yang telah diperuntukkan sehingga 31 Disember 2017.

### 26. PEMIUTANG PERDAGANGAN

Termasuk dalam pemiutang perdagangan di peringkat Kumpulan adalah wang tahanan terhutang kepada sub-kontraktor berjumlah RM5,123,000 (2016 : RM4,217,000).

Terma kredit purata yang diberi kepada Kumpulan adalah 30-60 hari (2016:30-60 hari).

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 27. ASET/ (LIABILITI) CUKAI TERTUNDA

Cukai tertunda ialah seperti berikut:

|                          | Kumpulan              |                 | Perbadanan             |                 |
|--------------------------|-----------------------|-----------------|------------------------|-----------------|
|                          | 2017<br>RM'000        | 2016<br>RM'000  | 2017<br>RM'000         | 2016<br>RM'000  |
| Aset cukai tertunda      | <b>25,583</b>         | 18,911          | <b>3,929</b>           | 6,689           |
| Liabiliti cukai tertunda | <b>(34,678)</b>       | (33,697)        | <b>(22,361)</b>        | (21,132)        |
|                          | <b><u>(9,095)</u></b> | <u>(14,786)</u> | <b><u>(18,432)</u></b> | <u>(14,443)</u> |

Pergerakan cukai tertunda bersih pada tahun kewangan semasa ialah seperti berikut:

|  | Kumpulan              |                 | Perbadanan             |                 |
|--|-----------------------|-----------------|------------------------|-----------------|
|  | 2017<br>RM'000        | 2016<br>RM'000  | 2017<br>RM'000         | 2016<br>RM'000  |
| Baki pada 1 Januari  | <b>(14,786)</b>       | (19,650)        | <b>(14,443)</b>        | (10,166)        |
| Peruntukan ditambah semula                                 | <b>2,118</b>          | 949             | -                      | -               |
| Perpindahan bersih daripada<br>Penyata pendapatan (Nota 6) | <b>3,573</b>          | 3,915           | <b>(3,989)</b>         | (4,277)         |
| Baki pada 31 Disember                                      | <b><u>(9,095)</u></b> | <u>(14,786)</u> | <b><u>(18,432)</u></b> | <u>(14,443)</u> |

Aset cukai tertunda bersih diwakili oleh kesan cukai yang berikut:

|   | Kumpulan               |                 | Perbadanan             |                 |
|---|------------------------|-----------------|------------------------|-----------------|
|   | 2017<br>RM'000         | 2016<br>RM'000  | 2017<br>RM'000         | 2016<br>RM'000  |
| Perbezaan sementara daripada:                 |                        |                 |                        |                 |
| Projek kemajuan hartanah                      | <b>5,841</b>           | 4,249           | -                      | -               |
| Harta loji dan peralatan                      | <b>2,343</b>           | 6,008           | <b>3,027</b>           | 6,050           |
| Penghutang                                    | <b>175</b>             | 188             | -                      | -               |
| Inventori                                     | <b>884</b>             | 884             | -                      | -               |
| Ganjaran persaraan                            | <b>416</b>             | 416             | -                      | -               |
| Kerugian cukai dan elaun<br>modal belum serap | <b>2,573</b>           | 639             | <b>902</b>             | 639             |
| Harta-hartanah                                | <b>3,702</b>           | 3,082           | -                      | -               |
| Lain-lain                                     | -                      | 750             | -                      | -               |
| Peruntukan                                    | <b>9,649</b>           | 2,695           | -                      | -               |
| Aset cukai tertunda                           | <b><u>25,583</u></b>   | <u>18,911</u>   | <b><u>3,929</u></b>    | <u>6,689</u>    |
| Perbezaan sementara daripada:                 |                        |                 |                        |                 |
| Harta, loji dan peralatan                     | <b>(22,404)</b>        | (21,515)        | <b>(22,361)</b>        | (21,132)        |
| Projek kemajuan hartanah                      | <b>(15)</b>            | (17)            | -                      | -               |
| Lain-lain                                     | <b>(12,259)</b>        | (12,165)        | -                      | -               |
| Liabiliti cukai tertunda                      | <b><u>(34,678)</u></b> | <u>(33,697)</u> | <b><u>(22,361)</u></b> | <u>(21,132)</u> |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 28. LAIN-LAIN PEMIUTANG

|                       | Kumpulan       |                | Perbadanan     |                |
|-----------------------|----------------|----------------|----------------|----------------|
|                       | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Jangka Panjang</b> |                |                |                |                |
| Lain-lain pemiutang   | 1,554          | 446            | -              | -              |
| <b>Jangka Pendek</b>  |                |                |                |                |
| Lain-lain pemiutang   | 368,367        | 292,138        | 260,702        | 209,194        |
| Syarikat subsidiari   | -              | -              | 10,182         | 15,519         |
|                       | <u>368,367</u> | <u>292,138</u> | <u>270,884</u> | <u>224,713</u> |
|                       | <u>369,921</u> | <u>292,584</u> | <u>270,884</u> | <u>224,713</u> |

Hutang kepada syarikat-syarikat subsidiari dan syarikat-syarikat bersekutu timbul dari transaksi dagangan dan bayaran pendahuluan. Hutang tersebut adalah tidak bercagar dan bebas dari dikenakan faedah serta tiada syarat-syarat bayaran balik yang tetap.

Pemiutang perdagangan, lain-lain pemiutang dan terakru dinominasikan di dalam Ringgit Malaysia.

### 29. AMAUN TERHUTANG (KEPADA) PEMEGANG SAHAM BUKAN KAWALAN

|   | Kumpulan       |                |
|---|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 |
| Amaun terhutang kepada pemegang saham bukan kawalan | <u>2,275</u>   | <u>24,770</u>  |

Amaun terhutang daripada/(kepada) pemegang saham bukan kawalan dinominasikan dalam Ringgit Malaysia, tidak bercagar, bebas dari faedah dan perlu dibayar balik atas permintaan.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 30. PINJAMAN JANGKA PENDEK

|  | Kumpulan       |                | Perbadanan     |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Bercagar</b>  |                |                |                |                |
| Pinjaman jangka panjang yang perlu dibayar balik dalam tempoh 12 bulan (Nota 23) | 13,845         | 24,756         | -              | -              |
| <b>Tidak Bercagar</b>  |                |                |                |                |
| Pinjaman jangka panjang yang perlu dibayar balik dalam tempoh 12 bulan (Nota 23) | -              | 275            | -              | -              |
|  | 13,845         | 275            | -              | -              |
| Jumlah   | 13,845         | 25,031         | -              | -              |

### 31. WANG TUNAI DAN BAKI DI BANK

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Wang tunai dan baki di bank   | 176,358        | 239,396        | 29,744         | 84,041         |
| Overdraf bank   | (6,963)        | (5,467)        | -              | -              |
|   | 169,395        | 233,929        | 29,744         | 84,041         |
| Simpanan tetap (Nota 20)  | 313,252        | 331,744        | 5,501          | 5,336          |
|   | 482,647        | 565,673        | 35,245         | 89,377         |
| Simpanan tetap yang telah dicagarkan (Nota 20)                          | (19)           | (19)           | -              | -              |
| Baki wang di bawah Akta Pemaju Perumahan (Kawalan dan Perlesenan), 1996 | (41,887)       | (79,156)       | -              | -              |
|   | 440,741        | 486,498        | 35,245         | 89,377         |

Termasuk dalam akaun wang tunai dan baki di bank Kumpulan adalah baki wang syarikat-syarikat subsidiari yang tertakluk di bawah Akta Pemaju Perumahan (Kawalan dan Perlesenan), 1996 yang berjumlah RM41,887,000 (2016 : RM79,156,000).

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 32. TANGGUNGAN LUAR JANGKA

|   | Kumpulan       |                |
|---|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 |
| Jaminan yang diberi kepada institusi-institusi kewangan untuk kemudahan pinjaman yang diberikan kepada pihak ketiga | <b>2,983</b>   | <b>2,983</b>   |

#### *Tuntutan*

Kumpulan

#### a) Selaman Sdn Bhd

Pada 23 Oktober 2013, Selaman Sdn Bhd menandatangani perjanjian Jualan Saham dengan Pinang Sari Sdn Bhd bagi pelupusan kepentingan ekuiti 100% dalam Halik Sdn Bhd dengan pertimbangan sebanyak RM50,352,746.

Pada 27 Februari 2014, Selaman Sdn Bhd telah menamatkan Perjanjian Jualan Saham kerana Pinang Sari gagal menjelaskan baki bayaran harga belian yang dijadualkan sebelum 15 Januari 2014.

Pada 21 Mei 2014, Selaman Sdn Bhd telah disaman oleh Pinang Sari melalui writ saman di Mahkamah Tinggi Malaya, Kuala Lumpur atas kesalahan membatalkan perjanjian bersama anak syarikatnya, Halik Sdn Bhd kepada plaintif.

Pada 15 Julai 2015, Mahkamah memutuskan bahawa:

- i) Penamatan perjanjian adalah tidak sah
- ii) Pelaksanaan tertentu telah diarahkan
- iii) Injunksi untuk jualan saham dan tanah yang dimiliki oleh Halik Sdn Bhd
- iv) Selaman Sdn Bhd telah diarahkan untuk membayar sejumlah wang sebanyak RM 100,000 kepada plaintif

Pada tahun 2017, Halik Sdn Bhd akan dibayar sepenuhnya dan dipindahkan ke Pinang Sari pada 18 Disember 2017. Walau bagaimanapun, lanjutan untuk pembayaran telah diminta oleh Pinang Sari dan baki bayaran harga belian akan dijelaskan pada 11 Januari 2018. Pembayaran telah dibuat pada 10 Januari 2018 oleh Pinang Sari Sdn Bhd.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 32. TANGGUNGAN LUAR JANGKA (SAMB.)

#### *Tuntutan (samb.)*

Kumpulan (samb.)

#### **b) Kelana Property Development Sdn Bhd**

Pada 21 Mac 2017, tuntutan dibuat oleh Perbadanan Pengurusan Plaza Kelana Jaya ("MC") terhadap Syarikat, pengendali tempat letak kereta Plaza Kelana Jaya dan Pengarah Pejabat Tanah dan Galian Selangor berhubung dengan hak-hak yang sah dan pemilikan tempat letak kereta di Plaza Kelana Jaya bersama-sama dengan kerosakan khas dan umum termasuk kos-kos sulit yang timbul daripadanya ("tindakan").

Pada 24 Oktober 2017, Mahkamah Tinggi menolak tindakan oleh MC. Pada 16 November 2017, MC memfailkan rayuan ke Mahkamah Rayuan yang ditetapkan untuk pengurusan kes pada 25 Januari 2018. Pengurusan kes kemudiannya ditangguhkan sehingga 15 Februari 2018.

Tiada peruntukan kerugian telah dibuat dalam penyata kewangan Syarikat kerana hasil rayuan tidak dapat ditentukan sekarang.

Perbadanan

#### **a) Sazean Development Sdn Bhd dan Perbadanan**

Pada tahun kewangan 2017, Sazean Development Sdn Bhd ("plaintif") telah mengistiharkan bahawa Perbadanan ("defendan") adalah bertanggungjawab untuk membayar jumlah "liquidated Ascertained Damages" iaitu tuntutan penyerahan lewat rumah-rumah di bawah Projek Anjung Sari Fasa 1A, 1B dan 1C sehingga tarikh akhir sebenar masing-masing iaitu sehingga tarikh penyerahan pemilikan kosong rumah-rumah tersebut.

Defendan hendaklah membayar interim sebanyak RM15,501,364.70 untuk semua tuntutan penyerahan lewat untuk Fasa 1A dan Fasa 1B dalam masa 7 hari dari tarikh penghakiman. Defendan hendaklah membayar sejumlah RM50 juta sebagai gantirugi yang dialami oleh Plaintif akibat tindakan dan kelakuan defendan. Defendan juga dikehendaki membayar tuntutan kehilangan keuntungan untuk Fasa 2 berjumlah RM50 juta.



# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 32. TANGGUNGAN LUAR JANGKA (SAMB.)

#### *Tuntutan (samb.)*

Perbadanan (samb.)

#### a) Sazean Development Sdn Bhd dan Perbadanan (samb.)

Pada 26 September 2017, Mahkamah tinggi memutuskan bahawa:

- i) Membenarkan defendan untuk "Stay of Proceeding" dan merujuk kes ke timbangtara.
- ii) Plaintiff mempunyai satu bulan untuk memfailkan rayuan ke mahkamah rayuan daripada keputusan diatas.

Pada 25 Oktober 2017, Plaintiff telah memfailkan rayuan terhadap keputusan bertarikh 26 September 2017. Mahkamah belum menetapkan tarikh baru bagi rayuan tersebut. Oleh itu, tiada peruntukan kerugian dibuat pada tahun semasa.

#### b) Conlay Construction Sdn Bhd dan Perbadanan

Conlay dilantik sebagai kontraktor utama untuk projek yang dikenali sebagai "Projek Membina dan Menyiapkan Ibu Pejabat Baru PKNS precinct 8.8, Seksyen 14, Bandaraya Shah Alam, Selangor Darul Ehsan".

Conlay mengeluarkan pelbagai surat bagi menuntut bayaran untuk kerugian dan pembiayaan yang dikatakan telah ditanggung oleh mereka dalam menyelesaikan projek tersebut.

Pada 3 Januari 2018, Conlay telah menuntut bayaran sebanyak RM39,941,736.82 sebagai kerugian langsung dan perbelanjaan langsung mereka.

Perbadanan menyangkal tuntutan mereka kerana tuntutan kerugian dan perbelanjaan hanya boleh dibuat apabila berlakunya salah satu daripada lima kejadian kelewatan di bawah Fasal 43.1 (c), (d), (e), (f) dan (h) Kontrak JKR. Perbadanan tidak dapat menentukan sama ada mana-mana satu daripada lima kejadian telah berlaku untuk membolehkan Conlay menuntut kerugian dan perbelanjaan.

Tambahan pula, Conlay gagal mengemukakan sebab untuk menuntut kerugian dan perbelanjaan (secara bertulis) kepada Pegawai Superintending (SO) dalam masa 30 hari dari kejadian (di bawah 43.1 (c), (d) (e), (f) dan (h) Kontrak JKR). Conlay juga harus memberikan anggaran kehilangan dan perbelanjaan yang telah ditanggung dalam 30 hari tersebut.

Atas tuntutan Conlay ini boleh ditolak kerana tidak mematuhi prosedur yang ditetapkan di bawah Kontrak.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 32. TANGGUNGAN LUAR JANGKA (SAMB.)

#### *Tuntutan (samb.)*

Perbadanan (samb.)

#### c) **Perbadanan dan Projek Lebuhraya Usahasama Berhad, Dr Y G Tan Jurutera Perunding Sdn Bhd dan B&I Bulder Sdn Bhd**

Perbadanan ("plaintif") telah memfailkan saman dan tuntutan terhadap Projek Lebuhraya Usahasama Berhad ("defendan 1"), Dr Y G Tan Jurutera Perunding Sdn Bhd ("defendan 2") dan B&I Bulder Sdn Bhd ("defendan 3"). Plaintif merupakan pemaju sebuah pembangunan dan salah satu pembangunan yang dibuat adalah "Pembinaan Persimpangan Bertingkat Jenis "Coverleaf" di KM 2.2 Lebuhraya sambungan Putrajaya dan kerja-kerja berkaitan ke TSS2". Plaintif telah melantik defendan 1 selaku konsesi lebuhraya untuk membuat permohonan membina jambatan, defendan 2 sebagai perunding utama bagi pembangunan tersebut dan defendan 3 sebagai kontraktor bagi melaksanakan kerja-kerja sivil. Majlis Perbandaran sepang (MPS) telah meletakkan syarat dimana plaintif akan menyelenggara jambatan tersebut untuk tempoh 10 tahun.

Plaintif telah memfailkan tuntutan gantirugi "jointly & severally" sebanyak RM20,000,000.00 sebagai kerugian kerosakan yang dialami oleh plaintif dan RM3,231,806.00 untuk "loss of convenience" dan kesusahan.

Mahkamah telah memutuskan bahawa perbicaraan pada 22-25 Januari 2018 dilapangkan. Manakala perbicaraan pada 5-8 Februari 2018 telah dipinda dan digantikan sebagai pengurusan kes yang akan dibicarakan pada 25 April 2018.

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 33. PENGLIBATAN MODAL

|  | Kumpulan       |                |
|--|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 |
| Perbelanjaan modal yang diluluskan tetapi belum diperuntukkan di dalam penyata kewangan: |                |                |
| Dikontrak  | <b>234,103</b> | <b>489,862</b> |
| Belum dikontrak  | <b>30,776</b>  | <b>843,290</b> |

### 34. TRANSAKSI-TRANSAKSI DENGAN SYARIKAT-SYARIKAT SUBSIDIARI

Pihak dianggap sebagai syarikat berkaitan adalah syarikat yang sekiranya mempunyai keupayaan, secara langsung atau tidak langsung, untuk mengawal atau mengawal bersama pihak atau mempunyai pengaruh penting ke atas pihak dalam membuat pertimbangan kewangan dan operasi, atau sebaliknya, atau di mana syarikat dan pihak itu tertakluk kepada kawalan bersama.

Sebagai tambahan, terdapat maklumat terperinci di dalam penyata kewangan, dimana syarikat mempunyai hubungan dengan pihak yang berkaitan termasuk pengarah, kakitangan pengurusan utama dan Pihak Berkaitan dalam kumpulan syarikat yang sama.

- a) Transaksi-transaksi utama antara PKNS dengan syarikat-syarikat subsidiari adalah seperti berikut:

|                         | Perbadanan     |                |
|-------------------------|----------------|----------------|
|                         | 2017<br>RM'000 | 2016<br>RM'000 |
| Kerja kontrak pembinaan | <b>17,151</b>  | 9,116          |
| Dividen                 | <b>9,312</b>   | 235,329        |
| Lain-lain               | <b>5,826</b>   | 9,974          |
|                         | <b>32,289</b>  | <b>254,419</b> |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 34. TRANSAKSI-TRANSAKSI DENGAN SYARIKAT-SYARIKAT SUBSIDIARI (SAMB.)

- b) Imbuan para pengarah dan ahli-ahli pengurusan utama pada tahun kewangan adalah seperti berikut

|   | Kumpulan       |                | Perbadanan     |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Gaji dan lain-lain ganjaran:<br>Pengarah dan Ahli<br>Pengurusan | <b>6,538</b>   | 9,315          | <b>3,309</b>   | 3,415          |

Imbuan diatas adalah termasuk ganjaran pengarah seperti yang dinyatakan didalam Nota 4.

### 35. INSTRUMEN KEWANGAN

#### 35.1 Kategori-kategori Instrumen Kewangan

Jadual di bawah memberikan analisis ke atas instrumen-instrumen kewangan yg dikategorikan seperti berikut:

- (a) Aset kewangan atau liabiliti kewangan yang diukur pada nilai saksama melalui keuntungan atau kerugian (NSUR);  
 (b) Aset kewangan atau liabiliti kewangan yang diukur pada kos yang dilunaskan (KL); dan  
 (c) Aset kewangan yang mengandungi instrumen ekuiti yang diukur pada kos ditolak rosot nilai (KRN).

| 2017   | Amaun<br>dibawa<br>RM'000 | NSUR<br>RM'000 | KL<br>RM'000     | KRN<br>RM'000 |
|--|---------------------------|----------------|------------------|---------------|
| <b>Aset kewangan<br/>Kumpulan</b>                            |                           |                |                  |               |
| Lain-lain pelaburan  | 337,185                   | 119,026        | 216,772          | 1,387         |
| Kerja kontrak yang telah dijalankan<br>tetapi belum dituntut | 266,803                   | -              | 266,803          | -             |
| Penghutang perdagangan                                       | 460,984                   | -              | 460,984          | -             |
| Lain-lain penghutang and deposit                             | 145,094                   | -              | 145,094          | -             |
| Pelaburan portfolio  | 22,361                    | 22,361         | -                | -             |
| Simpanan tetap   | 313,252                   | 10,072         | 303,180          | -             |
| Wang tunai dan baki di bank                                  | 169,395                   | -              | 169,395          | -             |
|  | <b>1,715,074</b>          | <b>151,459</b> | <b>1,562,228</b> | <b>1,387</b>  |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 35. INSTRUMEN KEWANGAN (SAMB.)

#### 35.1 Kategori-kategori Instrumen Kewangan (samb.)

| 2017  | Amaun<br>dibawa<br>RM'000 | NSUR<br>RM'000   | KL<br>RM'000       | KRN<br>RM'000 |
|---|---------------------------|------------------|--------------------|---------------|
| <b>Aset kewangan</b>                                |                           |                  |                    |               |
| <b>Perbadanan</b>                                   |                           |                  |                    |               |
| Lain-lain pelaburan                                 | 251,432                   | 93,229           | 156,816            | 1,387         |
| Penghutang perdagangan                              | 244,673                   | -                | 244,673            | -             |
| Lain-lain penghutang and deposit                    | 55,141                    | -                | 55,141             | -             |
| Pelaburan portfolio                                 | 18,797                    | 18,797           | -                  | -             |
| Simpanan tetap                                      | 5,501                     | -                | 5,501              | -             |
| Wang tunai dan baki di bank                         | 29,744                    | -                | 29,744             | -             |
|   | <b>605,288</b>            | <b>112,026</b>   | <b>491,875</b>     | <b>1,387</b>  |
| <b>Aset liabiliti</b>                               |                           |                  |                    |               |
| <b>Kumpulan</b>                                     |                           |                  |                    |               |
| Pemiutang perdagangan                               | (281,836)                 | -                | (281,836)          | -             |
| Lain-lain pemiutang                                 | (368,367)                 | -                | (368,367)          | -             |
| Amaun terhutang kepada pemegang saham bukan kawalan | (2,275)                   | -                | (2,275)            | -             |
| Pemiutang pajakan kewangan                          | (2,687)                   | (2,687)          | -                  | -             |
| Pinjaman  | (1,607,441)               | (233,294)        | (1,374,147)        | -             |
| Ganjaran persaraan                                  | (8,493)                   | -                | (8,493)            | -             |
|   | <b>(2,271,099)</b>        | <b>(235,981)</b> | <b>(2,035,118)</b> | <b>-</b>      |
| <b>Perbadanan</b>                                   |                           |                  |                    |               |
| Pemiutang perdagangan                               | (86,234)                  | -                | (86,234)           | -             |
| Lain-lain pemiutang                                 | (270,884)                 | -                | (270,884)          | -             |
| Pinjaman  | (1,293,885)               | -                | (1,293,885)        | -             |
| Ganjaran persaraan                                  | (3,779)                   | -                | (3,779)            | -             |
|   | <b>(1,654,782)</b>        | <b>-</b>         | <b>(1,654,782)</b> | <b>-</b>      |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 35. INSTRUMEN KEWANGAN (SAMB.)

#### 35.1 Kategori-kategori Instrumen Kewangan (samb.)

| 2016   | Amaun<br>dibawa<br>RM'000 | NSUR<br>RM'000   | KL<br>RM'000       | KRN<br>RM'000 |
|--|---------------------------|------------------|--------------------|---------------|
| <b>Aset kewangan</b>   |                           |                  |                    |               |
| <b>Kumpulan</b>  |                           |                  |                    |               |
| Lain-lain pelaburan  | 332,451                   | 130,519          | 200,545            | 1,387         |
| Kerja kontrak yang telah dijalankan<br>tetapi belum dituntut | 474,562                   | -                | 474,562            | -             |
| Penghutang perdagangan                                       | 431,665                   | -                | 431,665            | -             |
| Lain-lain penghutang and deposit                             | 134,816                   | -                | 134,816            | -             |
| Pelaburan portfolio  | 18,349                    | 18,349           | -                  | -             |
| Simpanan tetap   | 331,744                   | 10,114           | 321,630            | -             |
| Wang tunai dan baki di bank                                  | 233,929                   | -                | 233,929            | -             |
|  | <b>1,957,516</b>          | <b>158,982</b>   | <b>1,797,147</b>   | <b>1,387</b>  |
| <b>Perbadanan</b>  |                           |                  |                    |               |
| Lain-lain pelaburan  | 248,639                   | 86,427           | 160,825            | 1,387         |
| Penghutang perdagangan                                       | 200,157                   | -                | 200,157            | -             |
| Lain-lain penghutang and deposit                             | 72,249                    | -                | 72,249             | -             |
| Pelaburan portfolio  | 14,870                    | 14,870           | -                  | -             |
| Simpanan tetap   | 5,336                     | -                | 5,336              | -             |
| Wang tunai dan baki di bank                                  | 84,041                    | -                | 84,041             | -             |
|  | <b>625,292</b>            | <b>101,297</b>   | <b>522,608</b>     | <b>1,387</b>  |
| <b>Aset liabiliti</b>  |                           |                  |                    |               |
| <b>Kumpulan</b>  |                           |                  |                    |               |
| Pemiutang perdagangan  | (338,657)                 | -                | (338,657)          | -             |
| Lain-lain pemiutang  | (292,138)                 | -                | (292,138)          | -             |
| Amaun terhutang kepada<br>pemegang saham bukan kawalan       | (24,770)                  | -                | (24,770)           | -             |
| Pemiutang pajakan kewangan                                   | (522)                     | (522)            | -                  | -             |
| Pinjaman   | (1,042,900)               | (222,564)        | (820,336)          | -             |
| Ganjaran persaraan   | (8,230)                   | (2,071)          | (6,159)            | -             |
|  | <b>(1,707,217)</b>        | <b>(225,157)</b> | <b>(1,482,060)</b> | <b>-</b>      |
| <b>Perbadanan</b>  |                           |                  |                    |               |
| Pemiutang perdagangan  | (106,115)                 | -                | (106,115)          | -             |
| Lain-lain pemiutang  | (224,713)                 | -                | (224,713)          | -             |
| Pinjaman   | (782,502)                 | -                | (782,502)          | -             |
| Ganjaran persaraan   | (3,491)                   | -                | (3,491)            | -             |
|  | <b>(1,116,821)</b>        | <b>-</b>         | <b>(1,116,821)</b> | <b>-</b>      |

# Nota-nota Kepada Penyata Kewangan

## BAGI TAHUN KEWANGAN BERAKHIR 31 DISEMBER 2017 (SAMB.)

### 35. INSTRUMEN KEWANGAN (SAMB.)

#### 35.1 Kategori-kategori Instrumen Kewangan (samb.)

Berikut meringkaskan kaedah yang digunakan untuk menentukan nilai saksama instrumen-instrumen kewangan seperti yang ditunjukkan dalam jadual di atas:

#### Pelaburan dalam ekuiti dan sekuriti hutang

Nilai saksama bagi aset-aset kewangan yang disebut harga dalam pasaran aktif ditentukan dengan merujuk pada nilai aset dipetik menutup harga tawaran pada akhir tempoh pelaporan.

#### 35.2 Keuntungan dan Kerugian Bersih Yang Timbul Daripada Instrumen-Instrumen Kewangan

|   | Kumpulan               |                        | Perbadanan             |                        |
|---|------------------------|------------------------|------------------------|------------------------|
|   | 2017<br>RM'000         | 2016<br>RM'000         | 2017<br>RM'000         | 2016<br>RM'000         |
| Keuntungan/(Kerugian) bersih pada:  |                        |                        |                        |                        |
| Aset kewangan yang diukur pada nilai saksama melalui keuntungan atau kerugian | 6,307                  | (4,381)                | 6,307                  | (4,381)                |
| Aset kewangan yang diukur pada kos yang dilunaskan                            | (4,410)                | (11,413)               | (5,607)                | (1,740)                |
| Liabiliti kewangan yang diukur pada kos yang dilunaskan                       | <u>(73,336)</u>        | <u>(24,082)</u>        | <u>(55,005)</u>        | <u>(24,082)</u>        |
|   | <b><u>(71,439)</u></b> | <b><u>(39,876)</u></b> | <b><u>(54,305)</u></b> | <b><u>(30,203)</u></b> |

### 36. TARIKH KELULUSAN UNTUK TERBITAN

Penyata kewangan diluluskan untuk terbitan oleh Ahli Perbadanan pada tarikh penyata kewangan ini.







**STATEMENT BY THE MEMBERS OF THE CORPORATION**

The Members of PKNS do hereby state that, in our opinion, the Financial Statements consist of Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Cash Flow Statement together with the notes to the Financial Statements herein, are drawn up so as to give a true and fair view of the financial position of PKNS as at 31 December 2017 and the results of operations and changes in financial position for the year then ended.

On behalf of the Members of the Corporation,

DATO' SERI MOHAMED AZMIN BIN ALI  
Chairman

DATO' NOR AZMIE BIN DIRON  
Director

Shah Alam

Date

**STATUTORY DECLARATION BY THE OFFICER PRIMARILY RESPONSIBLE FOR THE FINANCIAL MANAGEMENT**

I, DATIN PADUKA DR. HAJAH NORAI DA BINTI HAJI MOHD YUSOF, being the officer primary responsible for the financial statement and accounting records of PKNS, do solemnly and sincerely declare that the accompanying Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity and Cash Flow Statement together with the notes to the Financial Statements herein, are in my opinion correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory declarations Act, 1960.

Subscribed and solemnly declared by the  
Above named DATIN PADUKA DR. HAJAH }  
NORAI DA BINTI HAJI MOHD YUSOF at }  
Shah Alam in the state of Selangor on }

DATIN PADUKA DR. HAJAH  
NORAI DA BINTI HAJI MOHD  
YUSOF

Before me,

Commisioner of Oaths

Shah Alam

# Statement of Comprehensive Income

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2017

|   | Note | Group            |                | Corporation      |                |
|---|------|------------------|----------------|------------------|----------------|
|   |      | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| Revenue   | 3    | <b>922,258</b>   | 986,400        | <b>397,553</b>   | 456,017        |
| Other operating income  |      | <b>104,189</b>   | 67,586         | <b>91,184</b>    | 87,740         |
| Changes in inventory  |      | <b>32,171</b>    | 96,500         | <b>22,480</b>    | (910)          |
| Property development cost   | 15   | <b>(305,024)</b> | (301,941)      | <b>(200,634)</b> | (208,166)      |
| Contract cost recognised  |      | <b>(33,633)</b>  | (94,209)       | -                | -              |
| Service implementation costs  |      | <b>(174,806)</b> | (264,769)      | -                | -              |
| Employee costs  | 4    | <b>(175,575)</b> | (157,768)      | <b>(101,324)</b> | (94,177)       |
| Depreciation of property, plant<br>and equipment                          | 7    | <b>(24,445)</b>  | (24,164)       | <b>(6,673)</b>   | (3,254)        |
| Depreciation of investment property                                       | 12   | <b>(5,455)</b>   | (5,550)        | <b>(5,203)</b>   | (5,270)        |
| Other operating expenses  |      | <b>(211,611)</b> | (180,037)      | <b>(162,040)</b> | (166,347)      |
| Operating profit  |      | <b>128,069</b>   | 122,048        | <b>35,343</b>    | 65,633         |
| Finance costs   | 4    | <b>(73,336)</b>  | (41,676)       | <b>(55,005)</b>  | (24,286)       |
| Share profit of<br>associated companies                                   |      | <b>56,122</b>    | 202,696        | -                | -              |
| Net income from other<br>investments                                      | 5    | <b>25,747</b>    | 20,182         | <b>135,621</b>   | 282,124        |
| <b>Profit before taxation and zakat</b>                                   | 4    | <b>136,602</b>   | 303,250        | <b>115,959</b>   | 323,471        |
| Zakat   |      | <b>(4,734)</b>   | (6,523)        | <b>(3,793)</b>   | (4,883)        |
| Taxation  | 6    | <b>(39,544)</b>  | (16,431)       | <b>(14,253)</b>  | 622            |
| <b>Profit after taxation and zakat</b>                                    |      | <b>92,324</b>    | 280,296        | <b>97,913</b>    | 319,210        |
| Gain on fair value changes of<br>freehold land                            |      | <b>15,400</b>    | -              | -                | -              |
| Non-controlling interest  |      | <b>(17,056)</b>  | (8,842)        | -                | -              |
| <b>Net profit for the financial year /<br/>Total comprehensive income</b> |      | <b>90,668</b>    | 271,454        | <b>97,913</b>    | 319,210        |

# Statement of Financial Position

AS AT 31 DECEMBER 2017

|   | Note | Group            |                  | Corporation      |                  |
|---|------|------------------|------------------|------------------|------------------|
|   |      | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000   |
| <b>Non-current Assets</b>                   |      |                  |                  |                  |                  |
| Property, plant and equipment               | 7    | 357,709          | 294,561          | 195,616          | 182,838          |
| Investment in subsidiaries                  | 8    | -                | -                | 1,573,365        | 1,434,941        |
| Investment in associate                     | 9    | 661,423          | 726,696          | 158,189          | 135,464          |
| Other investments                           | 10   | 337,185          | 332,451          | 251,432          | 248,639          |
| Goodwill on consolidation                   | 11   | 9,149            | 7,742            | -                | -                |
| Investment properties                       | 12   | 976,004          | 911,190          | 226,965          | 230,273          |
| Land held for property development          | 13   | 777,368          | 739,293          | 451,472          | 494,145          |
| Intangible asset                            |      | -                | 4                | -                | -                |
| Deferred tax asset                          | 27   | 25,583           | 18,911           | 3,929            | 6,689            |
|   |      | <u>3,144,421</u> | <u>3,030,848</u> | <u>2,860,968</u> | <u>2,732,989</u> |
| <b>Current Assets</b>                       |      |                  |                  |                  |                  |
| Inventories                                 | 14   | 418,255          | 283,403          | 249,365          | 135,439          |
| Property development costs                  | 15   | 3,664,689        | 3,142,553        | 3,144,304        | 2,671,316        |
| Amount due from contract customer           | 16   | 266,803          | 474,562          | -                | -                |
| Accrued billings                            |      | 2,108            | 9,655            | -                | -                |
| Trade receivables                           | 17   | 460,984          | 431,665          | 244,673          | 200,157          |
| Other receivables, deposits and prepayments | 18   | 145,094          | 134,816          | 55,141           | 72,249           |
| Portfolio investment                        | 19   | 22,361           | 18,349           | 18,797           | 14,870           |
| Fixed deposits                              | 20   | 313,252          | 331,744          | 5,501            | 5,336            |
| Cash and bank balance                       | 31   | 169,395          | 233,929          | 29,744           | 84,041           |
| Tax recoverable                             |      | 77,202           | 86,179           | 47,572           | 52,443           |
|   |      | <u>5,540,143</u> | <u>5,146,855</u> | <u>3,795,097</u> | <u>3,235,851</u> |
| <b>Current Liabilities</b>                  |      |                  |                  |                  |                  |
| Trade payables                              | 26   | 281,836          | 338,657          | 86,234           | 106,115          |
| Amount due to contract customer             | 16   | 244,375          | 472,341          | -                | -                |
| Progress billings                           |      | 80,328           | 21,003           | 62,833           | 13,489           |
| Other payables                              | 28   | 368,367          | 292,138          | 270,884          | 224,713          |
| Amounts due to non-controlling shareholders | 29   | 2,275            | 24,770           | -                | -                |
| Finance lease payable                       | 22   | 804              | 156              | -                | -                |
| Short term loan                             | 30   | 13,845           | 25,031           | -                | -                |
| Tax liabilities                             |      | 4,078            | 5,303            | -                | -                |
| Deferred Grant                              |      | 1,632            | -                | -                | -                |
|   |      | <u>997,540</u>   | <u>1,179,399</u> | <u>419,951</u>   | <u>344,317</u>   |
| Net current assets                          |      | <u>4,542,603</u> | <u>3,967,456</u> | <u>3,375,146</u> | <u>2,891,534</u> |
|   |      | <u>7,687,024</u> | <u>6,998,304</u> | <u>6,236,114</u> | <u>5,624,523</u> |

# Statement of Financial Position

AS AT 31 DECEMBER 2017 (CONT'D)

|   | Note | Group            |                | Corporation      |                |
|---|------|------------------|----------------|------------------|----------------|
|   |      | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Financed by:</b>                             |      |                  |                |                  |                |
| Retained earnings                               |      | <b>5,832,792</b> | 5,757,231      | <b>4,890,846</b> | 4,792,933      |
| Asset protection reserves                       | 21   | <b>25,243</b>    | 24,465         | <b>25,243</b>    | 24,465         |
| Reserves  |      | <b>21,749</b>    | 8,459          | -                | -              |
|   |      | <b>5,879,784</b> | 5,790,155      | <b>4,916,089</b> | 4,817,398      |
| Non-controlling interests                       |      | <b>113,128</b>   | 97,390         | -                | -              |
| Total equity                                    |      | <b>5,992,912</b> | 5,887,545      | <b>4,916,089</b> | 4,817,398      |
| <b>Non-current liabilities</b>                  |      |                  |                |                  |                |
| Finance lease payable                           | 22   | <b>1,883</b>     | 366            | -                | -              |
| Other payables                                  | 28   | <b>1,554</b>     | 446            | -                | -              |
| Long term loan                                  | 23   | <b>1,593,596</b> | 1,017,869      | <b>1,293,885</b> | 782,502        |
| Provision for closure and post<br>closure costs | 24   | <b>53,908</b>    | 50,151         | -                | -              |
| Retirement benefits                             | 25   | <b>8,493</b>     | 8,230          | <b>3,779</b>     | 3,491          |
| Deferred tax liabilities                        | 27   | <b>34,678</b>    | 33,697         | <b>22,361</b>    | 21,132         |
| Total Non-current liabilities                   |      | <b>1,694,112</b> | 1,110,759      | <b>1,320,025</b> | 807,125        |
|   |      | <b>7,687,024</b> | 6,998,304      | <b>6,236,114</b> | 5,624,523      |

# Statement of Changes in Equity

FOR THE YEAR ENDED 31 DECEMBER 2017

| Group                                     | Asset Protection Reserves RM'000 | Re-valuation Reserves RM'000 | Other Reserves RM'000 | Retained Earnings RM'000 | Total RM'000     | Non-Controlling Interests RM'000 | Total Equity RM'000 |
|---|----------------------------------|------------------------------|-----------------------|--------------------------|------------------|----------------------------------|---------------------|
| Balance as at 1 January 2016              | 23,534                           | 3,232                        | 3,568                 | 5,485,777                | 5,516,111        | 92,283                           | 5,608,394           |
| Net profit for the current year           | -                                | -                            | -                     | 271,454                  | 271,454          | 8,842                            | 280,296             |
| Other adjustment                          | -                                | -                            | -                     | -                        | -                | (3,735)                          | (3,735)             |
| Increase / (decrease) in the current year | 931                              | -                            | 1,659                 | -                        | 2,590            | -                                | 2,590               |
| <b>Balance as at 31 December 2016</b>     | <b>24,465</b>                    | <b>3,232</b>                 | <b>5,227</b>          | <b>5,757,231</b>         | <b>5,790,155</b> | <b>97,390</b>                    | <b>5,887,545</b>    |

The accompanying notes form an integral part of the financial statements

# Statement of Changes in Equity

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

| Group                                       | Asset Protection Reserves RM'000 | Re-valuation Reserves RM'000 | Other Reserves RM'000 | Retained Earnings RM'000 | Total RM'000     | Non-Controlling Interests RM'000 | Total Equity RM'000 |
|---|----------------------------------|------------------------------|-----------------------|--------------------------|------------------|----------------------------------|---------------------|
| Balance as at 1 January 2017                | 24,465                           | 3,232                        | 5,227                 | 5,757,231                | 5,790,155        | 97,390                           | 5,887,545           |
| Net profit for the current year             | -                                | -                            | -                     | 75,268                   | 75,268           | 17,056                           | 92,324              |
| Gain on fair value changes of freehold land | -                                | 15,400                       | -                     | -                        | 15,400           | -                                | 15,400              |
| Other adjustment                            | -                                | -                            | -                     | -                        | -                | (1,318)                          | (1,318)             |
| Fair value classification                   | -                                | -                            | (293)                 | 293                      | -                | -                                | -                   |
| Increase / (decrease) in the current year   | 778                              | -                            | (1,817)               | -                        | (1,039)          | -                                | (1,039)             |
| <b>Balance as at 31 December 2017</b>       | <b>25,243</b>                    | <b>18,632</b>                | <b>3,117</b>          | <b>5,832,792</b>         | <b>5,879,784</b> | <b>113,128</b>                   | <b>5,992,912</b>    |

The accompanying notes form an integral part of the financial statements



# Statement of Changes in Equity

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

|                                       | Asset<br>Protection<br>Reserves<br>RM'000 | Retained<br>Earnings<br>RM'000 | Total<br>RM'000  |
|---------------------------------------|---|--------------------------------|------------------|
| <b>Corporation</b>                    |   |                                |                  |
| Balance as at 1 January 2016          | 23,534                                    | 4,473,723                      | 4,497,257        |
| Increase in the current year          | 931                                       | -                              | 931              |
| Net profit for the current year       | -   | 319,210                        | 319,210          |
| <b>Balance as at 31 December 2016</b> | <b>24,465</b>                             | <b>4,792,933</b>               | <b>4,817,398</b> |
| Balance as at 1 January 2017          | 24,465                                    | 4,792,933                      | 4,817,398        |
| Increase in the current year          | 778                                       | -                              | 778              |
| Net profit for the current year       | -   | 97,913                         | 97,913           |
| <b>Balance as at 31 December 2017</b> | <b>25,243</b>                             | <b>4,890,846</b>               | <b>4,916,089</b> |

# Statement of Cash Flows

FOR THE YEAR ENDED 31 DECEMBER 2017

|   | Group           |                | Corporation      |                |
|---|-----------------|----------------|------------------|----------------|
|   | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Cash flows from operating activities</b>   |                 |                |                  |                |
| Profit before tax, zakat and non-controlling interests  | <b>136,602</b>  | 303,250        | <b>115,959</b>   | 323,471        |
| Depreciation of property, plant and equipment   | <b>24,445</b>   | 24,164         | <b>6,673</b>     | 3,254          |
| Depreciation of investment property   | <b>5,455</b>    | 5,550          | <b>5,203</b>     | 5,270          |
| Finance costs   | <b>73,336</b>   | 41,676         | <b>55,005</b>    | 24,286         |
| Provision of impairment of property, plant and equipment                                      | <b>260</b>      | 17,575         | -                | 496            |
| Amortisation of investment property   | <b>130</b>      | 128            | -                | -              |
| Provision for closure and post closure costs  | <b>4,698</b>    | 1,178          | -                | -              |
| Change in fair value of investment properties recognised in statement of comprehensive income | <b>14,862</b>   | (24,067)       | -                | -              |
| Provision for impairment of property development costs  | <b>815</b>      | 1,912          | -                | -              |
| Provision for impairment of land held for development   | <b>35,921</b>   | 11,104         | -                | -              |
| Provision for doubtful debts  | <b>4,410</b>    | 11,413         | <b>5,283</b>     | 1,740          |
| Provision for retirement benefits   | <b>549</b>      | 1,056          | <b>288</b>       | 370            |
| Disposal of land held for development   | -               | 4,642          | -                | -              |
| Investment in associate written off   | <b>(22,725)</b> | (7,500)        | <b>(22,725)</b>  | (7,500)        |
| Property development costs written off  | -               | -              | -                | 514            |
| Property, plant and equipment written off   | <b>89</b>       | -              | -                | -              |
| Amortisation of intangible asset  | <b>4</b>        | 17             | -                | -              |
| Share of results of an associated companies   | <b>(56,122)</b> | (202,696)      | -                | -              |
| Recoverable/Provision for diminution in value for investment                                  | <b>3</b>        | (342)          | -                | (342)          |
| Dividend income   | <b>(5,229)</b>  | (5,452)        | <b>(129,316)</b> | (282,124)      |
| Gain / Loss on disposal of other investments  | -               | 21             | -                | -              |
| Adjustment for :  |                 |                |                  |                |
| Depreciation of property, plant and equipment   | <b>65</b>       | 679            | <b>4</b>         | -              |
| Depreciation of investment property   | <b>24</b>       | -              | <b>24</b>        | -              |
| Interest income   | <b>(20,518)</b> | (14,730)       | <b>(6,305)</b>   | (17,004)       |
| Recoverable/Provision for impairment of subsidiaries  | -               | -              | -                | 6,000          |
| Gain on disposal of associated companies  | -               | (65,963)       | -                | -              |

# Statement of Cash Flows

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

|  | Group            |                | Corporation      |                |
|--|------------------|----------------|------------------|----------------|
|  | 2017<br>RM'000   | 2016<br>RM'000 | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Cash flows from operating activities<br/>(cont'd)</b>     |                  |                |                  |                |
| Reversal/Provision for impairment of<br>portfolio investment | (773)            | 255            | -                | -              |
| Change in fair value of other investments                    | (3,793)          | (5,189)        | (3,793)          | (5,183)        |
| Operating profit before working capital<br>changes           | <b>192,508</b>   | 98,681         | <b>26,300</b>    | 53,248         |
| Increase/Decrease in:  |                  |                |                  |                |
| Property development costs                                   | (541,534)        | (197,569)      | (451,551)        | (38,899)       |
| Inventories  | (104,996)        | (55,369)       | (113,926)        | (58,777)       |
| Trade receivable   | (33,729)         | 153,923        | (49,799)         | 100,873        |
| Goodwill   | (1,407)          | 419            | -                | -              |
| Housing Developers<br>(Control and Licensing)<br>Act, 1996   | <b>37,250</b>    | 60,560         | -                | -              |
| Fixed deposit pledged in licensed banks                      | <b>19</b>        | 19             | -                | -              |
| Amount due from contract customer                            | <b>215,306</b>   | (477,716)      | -                | -              |
| Other receivables, deposits and<br>prepayments               | (10,278)         | (21,193)       | <b>18,333</b>    | 18,065         |
| Amount due from associated companies                         | -                | -              | (1,225)          | 616            |
| Increase/Decrease in:  |                  |                |                  |                |
| Trade payable  | (56,821)         | (4,526)        | (19,881)         | (3,560)        |
| Amount due to contract customer                              | (168,641)        | 445,335        | <b>49,344</b>    | (26,618)       |
| Amount due from non-controlling<br>shareholder               | (22,495)         | (11,044)       | -                | -              |
| Other payables   | <b>77,337</b>    | 36,121         | <b>46,171</b>    | (1,745)        |
| Other reserves   | (1,039)          | 2,590          | <b>778</b>       | 931            |
| Cash generated from operation                                | (418,520)        | 30,231         | (495,456)        | 44,134         |
| Tax paid   | (37,483)         | (72,625)       | (5,393)          | (37,296)       |
| Interest paid  | (73,336)         | (41,676)       | (55,005)         | (24,286)       |
| Zakat paid   | (4,734)          | (6,523)        | (3,793)          | (4,883)        |
| Retirement benefit paid                                      | (286)            | (231)          | -                | -              |
| Net cash flows generated from operating<br>activities        | <b>(534,359)</b> | (90,824)       | <b>(559,647)</b> | (22,331)       |

# Statement of Cash Flows

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

|  | Group           |                | Corporation    |                  |
|--|-----------------|----------------|----------------|------------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000   |
| <b>Cash flows from investing activities</b>                    |                 |                |                |                  |
| Interest income  | 20,518          | 14,730         | 6,305          | 17,004           |
| Dividend received from other investments                       | 5,229           | 5,452          | 3,952          | 3,588            |
| Dividend received from subsidiary companies                    | -               | -              | 9,312          | 235,329          |
| Dividend received from associated companies                    | -               | -              | 116,052        | 43,207           |
| Proceed from sale of property, plant and equipment             | 1,803           | 5              | 1,803          | 5                |
| Proceed from disposal of property, plant and equipment         | 10,230          | 1,178          | -              | -                |
| Proceed from sale of investment property                       | 3,002           | 5,455          | 3,002          | 5,455            |
| Proceed from disposal of investment property                   | -               | 549            | -              | -                |
| Proceeds from disposal of other investment                     | -               | 5,444          | -              | -                |
| Increase of property, plant and equipment                      | (100,040)       | (66,253)       | (21,258)       | (49,160)         |
| Decrease of other investment                                   | 523,304         | 274,884        | 505,000        | 274,884          |
| Increase of other investment                                   | (524,248)       | (269,030)      | (504,000)      | (256,864)        |
| Increase of investment property                                | (48,207)        | (2,391)        | (3,145)        | (1,035)          |
| Increase of Portfolio investment                               | (3,239)         | 438            | (3,927)        | 438              |
| Proceed from disposal of investments in associate              | 144,120         | 184,502        | -              | -                |
| Investment in subsidiaries                                     | -               | -              | (138,424)      | (388,240)        |
| Increase of land held for development                          | (140,676)       | (22,096)       | (1,151)        | -                |
| Disposal of land held for property development                 | 30,727          | -              | 20,611         | -                |
| Closure and post closure costs                                 | (941)           | (54)           | -              | -                |
| Increase of non-controlling interest in subsidiaries           | (1,318)         | (3,735)        | -              | -                |
| Net cash flows generated from / (used in) investing activities | <b>(79,736)</b> | <b>129,078</b> | <b>(5,868)</b> | <b>(115,389)</b> |

# Statement of Cash Flows

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

|  | Group           |                | Corporation     |                |
|--|-----------------|----------------|-----------------|----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| <b>Cash flows from financing activities</b>                      |                 |                |                 |                |
| Drawdown of term loan  | <b>564,541</b>  | 121,700        | <b>511,383</b>  | 179,123        |
| Receipt of grant   | <b>15,894</b>   | -              | -               | -              |
| Utilization of grant   | <b>(14,262)</b> | -              | -               | -              |
| Repayment of Finance leases payable                              | <b>2,165</b>    | 356            | -               | -              |
| Net cash flows generated from / (used in) financing activities   | <b>568,338</b>  | 122,056        | <b>511,383</b>  | 179,123        |
| Net increase/(decrease) in cash and cash equivalents             | <b>(45,757)</b> | 160,310        | <b>(54,132)</b> | 41,403         |
| Cash and cash equivalents at the beginning of financial year     | <b>486,498</b>  | 326,188        | <b>89,377</b>   | 47,974         |
| Cash and cash equivalents at the end of financial year (Note 31) | <b>440,741</b>  | 486,498        | <b>35,245</b>   | 89,377         |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017

The principal activities of the Corporation is the development of new towns and cities, development of land for industrial and housing purposes, and the construction of various types of buildings for sale or rental.

The principal activities of the subsidiaries are as disclosed in Note 8.

There were no significant changes to the principal activities of the Corporation and its subsidiaries during the financial year.

The registered office and principal place of business of Corporation is located at PKNS Headquarters, No 2. Jalan Indah, 14/8, Seksyen 14, 40000 Shah Alam, Selangor Darul Ehsan.

## 1. BASIS OF PREPARATION

### (a) Statement of compliance

The financial statements of the Corporation have been prepared in accordance with the Selangor State Development Corporation's Enactment 1964 (Amendment 2014), *Malaysian Private Entities Reporting Standard* ("MPERS") and the requirements of the Companies Act, 2016 in Malaysia.

### (b) Basis of measurement

The financial statements have been prepared on the historical cost basis other than as disclosed in Note 2.

### (c) Functional and presentation currency

The financial statements are presented in Ringgit Malaysia ("RM"), which is the Corporation's functional currency and all values are rounded to the nearest thousand, unless otherwise stated.

### (d) Use of estimates and judgments

The preparation of financial statements in accordance to MPERS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 1. BASIS OF PREPARATION (CONT'D)

#### (d) Use of estimates and judgments (cont'd)

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In particular, the key areas of estimation uncertainty and critical judgments in applying accounting policies that have significant effect in determining the amounts recognised in the financial statements are described in the following notes:

#### i) Revenue

Income from housing project and construction contract is measured by the percentage of completion stage progress method. Estimated work completion, income and future costs and completeness of completion of billed bills required to determine the percentage method of progressive work. Budget and internal forecasts are used within these estimates. The actual outcome will only be known when the contract or development project is completed and all units are sold to the customer, and this actual income will not be the same as the estimates made.

#### ii) Depreciation of Property, plant and Equipment

The cost of property, plant and equipment are depreciated on a straight-line basis over the assets' useful lives. Changes in the expected level of usage could impact the economic useful life and the residual values of those assets, therefore future depreciation charges could be revised.

#### iii) Income Taxes

There are certain transactions and computations for which the ultimate tax determination may be different from the initial estimate. The Group and the Company recognise tax liabilities based on its understanding of the prevailing tax laws and estimates of whether such taxes will be due in the ordinary course of business. Where the final outcome of these matters is different from amounts that were initially recognised, such difference will impact the income tax and deferred tax provisions in the period in which such determination is made.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 1. BASIS OF PREPARATION (CONT'D)

### (d) Use of estimates and judgments (cont'd)

#### iv) Classification of Investment Property

Certain property comprises of a portion that is held to earn rental income or capital appreciation, or for both, whilst the remaining portion is held for use in the production or supply of goods and services or for administrative purpose. If the portion held for rental and/or capital appreciation could be sold separately (or leased out separately as a finance lease), the Group accounts for that portion as an investment property. If the portion held for rental and/or capital appreciation could not be sold or leased out separately, it is classified as an investment property only if an insignificant portion of the property is held for use in the production or supply of goods and services or for administrative purposes. Management uses its judgement to determine whether any ancillary services are of such significance that a property does not qualify as an investment property.

#### v) Impairment of Trade and Other Receivables

An impairment loss is recognised when there is objective evidence that a financial asset is impaired. Management specifically reviews its loan and receivables financial assets and analyses historical bad debts, customer concentrations, customer creditworthiness, current economic trends and changes in the customer payment terms when making a judgement to evaluate the adequacy of the allowance for impairment losses. Where there is objective evidence of impairment, the amount and timing of future cash flows are estimated based on historical loss experience for assets with similar credit risk characteristics. If the expectation is different from the estimation, such difference will impact the carrying value of receivables.

#### vi) Fair Value of Financial Assets and Financial Liabilities

The value of assets and financial liabilities is determined by the fair value, in which estimates and accounting considerations are used. If the Group and Corporation use different measurement methods, the fair value will change even if the significant components in fair value measurement can be verified and have objective evidence. Any change in the fair value of these assets and liabilities will affect the Group's profits and / or equity.



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 1. BASIS OF PREPARATION (CONT'D)

### (d) Use of estimates and judgments (cont'd)

#### vii) Deferred Tax Asset

Deferred tax assets are recognised only to the extent that their future taxable profits are probable and can be utilised to offset temporary differences. Deferred tax assets are reviewed at the end of each reporting period and reduced to an extent that it is no longer probable that the related tax benefits will be realised.

## 2. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to the periods presented in these financial statements, and have been applied consistently by Group entities, unless otherwise stated.

### (a) Basis of consolidation

#### (i) Subsidiaries

Subsidiaries are entities (including special purpose entities) controlled by the Corporation. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Investments in subsidiaries are measured in the statement of financial position of the Corporation at cost less impairment losses. The investment cost, including transaction costs.

#### (ii) Business combination

Business combinations are accounted for applying the purchase method from the acquisition date, which is the date on which the Group obtains control of the acquiree. The cost of a business combination is the aggregate of:

- the fair values, at the date of acquisition, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer, in exchange for control of the acquiree, plus
- any costs directly attributable to the business combination.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (a) Basis of consolidation (cont'd)

#### (ii) Business combination (cont'd)

If an associate or a jointly controlled entity becomes a subsidiary, the Group remeasures its previously held equity interest to fair value and recognises the resulting gain or loss, if any, in profit or loss. The remeasured carrying amount forms part of the cost of business combination.

When the cost of the business combination is in excess of the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities recognised, the excess is recognised as goodwill. When the excess is negative, a bargain purchase gain is recognised immediately in profit or loss.

The non-controlling interest in the acquiree is measured at the proportionate share of the acquiree's identifiable net assets at the acquisition date.

#### (iii) Acquisition of non-controlling interests

The Group accounts for all changes in its ownership interest in a subsidiary that do not result in a loss of control as equity transactions between the Group and its non-controlling interest holders. Any difference between the Group's share of net assets before and after the change, and any consideration received or paid, is adjusted to or against Group reserves.

#### (iv) Loss of control

Upon the loss of control of a subsidiary, the Group recognises the difference between the disposal of subsidiaries and the total carrying amount at the date of disposal. If the Group retains an interest in the former subsidiary, the investment is accounted for as a financial asset from the date the entity ceases to be a subsidiary, provided that it does not become a subsidiary or affiliated entity jointly controlled entities. The carrying amount of the investment at the date the entity ceases to be a subsidiary is regarded as cost on the initial measurement of financial assets.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (a) Basis of consolidation (cont'd)

#### (v) Associates entities

Associated are entities, including unincorporated entities, in which the Group has a long term equity interest and where it exercises significant influence, but not control, over the financial policies and operations.

Investments in associates are accounted for in the consolidated financial statements using the equity method less impairment losses. The investment cost, including transaction costs. The consolidated financial statements include the Group's share of post-acquisition profit or loss and other comprehensive income of associated. After adjustment, if any, to adjust the accounting policies with the Group, from the date that significant influence commences until the date that significant influence ceases.

When the Group's share of losses exceeds its interest in an associate, the carrying amount of that interest including any long-term investments is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the associate.

When the Group ceases to have significant influence over an associate, any interest retained in the former associate at the date when significant influence is lost is measured at fair value and this amount is regarded as the initial carrying amount of a financial asset. The difference between the fair value of any retained interest plus proceeds from the interest disposed of and the carrying amount of the investment at the date when equity method is discontinued is recognised in the profit or loss.

When the Group's interest in an associate decreases but does not result in a loss of significant influence, any retained interest is not remeasured. Any gain or loss arising from the decrease in interest is recognised in profit or loss. Any gains or losses previously recognised in other comprehensive income are also reclassified proportionately to profit or loss if that gain or loss would be required to be reclassified to profit or loss on the disposal of the related assets or liabilities.

Investments in associates are measured in the Corporation's statement of financial position at cost less any impairment losses. The cost of the investment includes transaction costs.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (a) Basis of consolidation (cont'd)

#### (vi) Joint ventures entities

Joint ventures are arrangements of which the Group has joint control, established by contracts requiring unanimous consent for strategic financial and operating decisions over an economic activity.

Jointly controlled entities have been classified and accounted for as follows:

- A jointly controlled entity are classified as "jointly controlled operations" when the joint operation involving the use of assets and other resources of the Group or the Corporation, rather than the establishment of a corporation, partnership or other entity, or a financial structure that is separate from the Group or the Corporation itself. Group or the Corporation's uses its own property, plant and equipment and carries its own inventories. Group or the Company also incurs its own expenses and liabilities and raise its own financial resources, which represent its own obligations. The joint activities undertaken by employees of the Group or the Corporation, together with similar activities. Group or the Corporation recognizes the assets controlled and liabilities that is incurs, as well as the expenses incurred and the income that it earns from the sale of goods or services by the joint venture.
- A jointly controlled entity are classified as "jointly controlled assets" when the Group or the Corporation contributes for one or more assets to a joint venture that has joint control, or acquires assets and dedicate assets to the joint venture. Group or the Corporation recognises its share of the jointly controlled assets, classified according to the nature of the assets, the liabilities that is incurred, and its share of the liabilities incurred jointly with other venturers in relation to the joint venture. Group or the Corporation also recognises revenue from the sale or use of the production joint venture, together with the expenses incurred by the joint venture and any expenses incurred in respect of its interest in the joint venture.

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### (a) Basis of consolidation (cont'd)

##### (vi) Joint ventures entities (cont'd)

- Jointly controlled entity are classified as "jointly controlled entities" when it involves the establishment of a corporation, partnership or other entity in which the Group has interests. The Group has joint control over economic activity joint venture based on contractual arrangements between the Group and other venturers. The Group accounts for its interests in jointly controlled entities using the equity method.

The Group accounts for its interests in jointly controlled entities using the equity method. Investments in jointly controlled entities are measured in the statement of financial position of the Corporation at cost less impairment losses. The cost of investment includes transaction costs.

##### (vii) Non-controlling interests

Non-controlling interest at the end of the reporting period, represents the equity in a subsidiary not attributable, either directly or indirectly to the equity holders of the Corporation, are presented in the statement of financial position within equity, separately from the equity attributable to shareholders of the Corporation. Non-controlling interest in the Group are presented in the statements of the consolidated profit or loss and other comprehensive income for the year between the interests of non-controlling shareholders of the Corporation.

Losses applicable to the non-controlling interests in subsidiaries attributable to non-controlling interests even if doing so causes the non-controlling interests have a deficit balance.

##### (viii) Transactions eliminated on consolidation

Intra-group balances and transactions, including income, expenses and dividends, are eliminated in full in preparing the consolidated financial statements.

Unrealised profits and losses arising from transactions with associated entities using the equity method and jointly controlled entities are eliminated against the investment to the extent the Group's interest in the investee. Unrealised losses are eliminated only to the extent that there is evidence of impairment of the asset transferred.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (b) Foreign currency exchange

Transactions in foreign currencies are translated to the respective functional currency of each entity in the Group at the exchange rates at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies at the end of the reporting period are retranslated to the functional currency at the exchange rate on that date.

Non-monetary assets and liabilities denominated in foreign currencies at the end of the reporting period are not retranslated to the functional currency at the exchange rate on that date, except for those that are measured at fair value are retranslated to the functional currency at the exchange rate at the date the fair value was determined.

### (c) Financial instrument

#### (i) Recognition and initial measurement

A financial asset or financial liability is recognised in the statement of financial position when, and only when, the Group and the Corporation becomes a party to the contractual provisions of the instrument.

Financial instruments are initially recognised at the transaction price (including transaction costs except in the initial measurement of financial assets or financial liabilities measured at fair value through profit or loss) unless the arrangement constitutes, in effect, a financing transaction. If the arrangement constitutes a financing transaction, the financial assets or financial liabilities are measured at the present value of future payments discounted at market interest rates for similar debt instruments.

#### (ii) Subsequent measurement

Debt instruments which fulfill the following conditions are measured at amortised cost using the effective interest method:

- (a) return to the holder can be determined, for example, a fixed amount and / or variable rate of return on the benchmark against a quoted or observable interest rate
- (b) there is no contractual provision that could lead to the holder losing the principal amount or any interest attributable to the current period or prior period; and
- (c) prepayment option , if any, is not dependent on future events.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (c) Financial instrument (cont'd)

#### (ii) Subsequent measurement (cont'd)

Debt instruments that are classified as current assets or current liabilities are measured at an undiscounted amount of cash or other consideration that are expected to be paid or received unless the arrangement constitutes, in fact, a financing transaction.

All financial assets and other financial liabilities which are not measured at amortised cost or cost less impairment would be measured at fair value with changes recognised in profit or loss.

All financial assets (except for financial assets measured at fair value through profit or loss) are assessed at each reporting date whether there is any objective evidence of impairment. The impairment loss is measured as follows:

- For an instruments measured at amortised cost, the impairment loss is the difference between the asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate.
- For an instrument is measured at cost less impairment, the impairment loss is the difference between the asset's carrying amount and the best estimate of the amount to be received for the asset if it were sold at the reporting date.

#### (iii) Derecognition

A financial asset or part of it is derecognised when the contractual rights to the cash flows from the financial assets expire or the financial asset is transferred to another party without control is maintained or substantially all risks and rewards of ownership of financial assets. When the derecognition of financial assets, the difference between the carrying amount of the asset and the amount of the consideration received, including any rights and obligations of the newly created, have been recognised in profit or loss.

A financial liability or a part of it is derecognised when the obligation specified in the contract have been deprived or canceled or due. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities are estimated, are recognised in profit or loss.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (d) Property, Plant and Equipment

#### (i) Recognition and measurement

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the assets and other costs directly attributable to bringing the asset to a condition that can be used for its intended purpose, and the cost of dismantling and removing the items and restoring the site on which they are located. The cost of self-constructed assets includes the cost of materials and direct labor.

Purchased software that is integral to the functionality of the related equipment is capitalized as part of that equipment.

When significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

The gain or loss on disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment and net amount recognised in "other income" or "other expenses" respectively in profit or loss.

#### (ii) Subsequent costs

The cost of replacing a component of an item of property, plant and equipment are recognised in the carrying amount of the item if it is probable that future economic benefits embodied within the part will flow to the Group or the Corporation and its cost can be measured reliably. The carrying amount of the replaced part is recognised in profit or loss. The cost of day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (d) Property, Plant and Equipment (Cont'd)

#### (iii) Depreciation

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, then that component is depreciated separately.

The annual depreciation rates used are as follows:

|                                | %              |
|--------------------------------|----------------|
| Land and building              | 2 – 33 1/3     |
| Plant and machinery            | 3 1/3 – 16 2/3 |
| Motor vehicles                 | 10 – 33 1/3    |
| Office equipment and computers | 10 – 50        |
| Furniture and equipment        | 10 – 20        |

Profit or loss on disposal is determined by comparing proceeds with carrying amount of assets and where the difference is stated as profit or loss from operations.

### (e) Intangible assets

#### (i) Goodwill

Goodwill arise on business combinations and is initially measured at its cost. After initial recognition, the Group measures the goodwill acquired in a business combination at cost less accumulated amortisation and accumulated impairment losses.

Goodwill arises from the acquisition of associates which take into account the equity method of accounting and jointly controlled entities as part of the carrying amount of the acquisition date. The Group adjusts its share of gains and losses from associated entities and joint venture entities after the acquisition to account for the amortisation of the goodwill.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (e) Intangible Assets (Cont'd)

#### (ii) Other Intangible Assets

Other intangible assets are measured at cost less accumulated amortisation and accumulated impairment.

An internally generated intangible asset, including research and development expenditure, is expensed to profit or loss, unless it form part of the cost of another asset.

#### (iii) Amortisation

Amortisation is based on the cost of an asset less its residual value. Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of intangible assets from the date that they are available to use. The estimated useful lives for current and comparative periods are as follows:

- Goodwill 10 years

If there is an indication that there is a change in the residual value or useful lives of an intangible assets since the last annual reporting date, the Group will review the previous estimates and, if the estimates are currently different, the Group will amend the residual value, amortisation method or useful life.

### (f) Investment Property

Investment properties are properties which are owned or held under a leasehold interest to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are measured initially at cost. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use.

The fair value of investment property can not be measured reliably without any unnecessary cost or effort. Subsequent costs for the entire property investment have been accounted for in accordance with property, plant and equipment policies.

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### (f) Investment Property (cont'd)

If reliable measure of fair value is not available without undue cost or effort for an item of investment property, the item is classified as property, plant and equipment and is measured at cost less accumulated depreciation and accumulated impairment until a reliable measure of fair value become available. The carrying amount of property investment on that date becomes its cost.

Fair value lgain or loss arising from the reclassification of property, plant and equipment to investment property is recognised in profit or loss.

An investment property is derecognised on its disposal, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount is recognised in profit or loss for the period in which the item is derecognised.

#### (g) Inventories

Inventories are measured at the lower cost and estimated selling price less costs to complete and sales. Inventories consist of houses, shophouses, and completed buildings, production inventory and general store items.

The cost of inventory is calculated using the average method of scales or on a specific identification basis.

At each reporting date, the Group assesses whether any inventories are impaired by comparing the carrying amount of each item of inventory or group of similar items with its selling price less costs to complete and sell. If an item of inventory or group of similar items is impaired, the Group reduces the carrying amount of the inventory or the group of similar items to its selling price less costs to complete and sell. That reduction is an impairment loss and it is recognised immediately in profit or loss.

If it is impracticable to determine the selling price less costs to complete and sell for inventories item by item, items of inventory relating to the same product line that have similar purposes or end uses and are produced and marketed in the same geographical area are grouped together for the purpose of assessing impairment of the inventory.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (h) Land held for Property Development

Land held for property development consist of land owned for future development and is stated at purchase cost including all related costs incurred after the purchase of the activity required to provide the land for the intended use.

Such assets are transferred to the property development project account when major development work has been carried out and is expected to be completed within the normal operating cycle.

### (i) Property Development Costs

Property development work costs are stated as property development costs in current assets or current liabilities when major development works have been implemented and are expected to be completed within the normal operating cycle. Property development projects include costs associated with the purchase of land and all costs directly related to development activities or costs that can be allocated using the method appropriate to this activity.

Development expenditure is the cost of a development project that covers land costs, building costs, damages to squatters, benefits payments, professional rewards and other expenses covering progressive activities. Earnings and gains from property development activities are recognised based on the percentage rate of completion of the development work on the property units sold. The expected loss is taken into account when it is identified.

Accrued progress claims are the acquisition of a recognised property progress project that exceeds claims to buyers whilst the previous advance claim is a claim to buyers exceeding the acquisition of property development projects recognised in profit or loss and other comprehensive income.

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### (j) Construction Contracts

When the outcome of a contract can be estimated reliably, revenue and costs are recognised by reference to the stage of completion of the contract activity at the end of the reporting period, as measured by the proportion that contract costs incurred for work performed to-date bear to the estimated total contract cost. Variation in contract work and claims are included to the extent that they have been agreed with the customer.

When the outcome of a contract can not be estimated reliably, contract revenue is recognised to the extent it is probable to be available for the cost of the contract that has been expended. Contract costs are recognised as an expense in the period in which they are incurred.

When it is expected that the total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately in the statement of profit and loss and other comprehensive income as a provision for foreseeable loss.

#### (k) Amount Due From / To Contract Customer

Amount due from contract customers represents the gross unbilled amount expected to be collected from customers for contract work performed to date. It is measured at cost plus profit recognised to date less progress billings and recognised losses. Cost includes all expenditure related directly to specific projects and an allocation of fixed and variable overheads incurred in the Group's contract activities based on normal operating capacity. If progress billings exceed costs incurred plus recognised profits, then the difference is presented as amount due to contract customers which is part of the deferred income in the statement of financial position.

#### (l) Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, bank balances and bank deposits and high liquidity investments which have insignificant risk of changes in fair value and have a maturity period of three months or less, and are used by the Group and within the Corporation in the managing their financial commitments.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (m) Impairment of Non-Financial Assets

The carrying amount of non-financial assets (i.e: property, plant and equipment, investment property and intangible assets) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of cash flows from other assets or cash-generating units. For the purpose of goodwill impairment testing, the cash-generating units to which goodwill has been allocated are aggregated so that the level at which the impairment testing is performed reflects the lowest level at which goodwill is monitored for internal reporting purposes. The goodwill acquired in a business combination, for purposes of impairment testing, is allocated to a cash-generating unit or a group of cash-generating units that are expected to benefit from the synergies of combination.

The recoverable amount of an asset or cash-generating unit is higher than the fair value less costs to sell and its value in use. In assessing the value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks to the assets or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount.

Impairment losses are recognised in the income statement. An impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (group of cash-generating units) using a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in the prior period are assessed at the end of each reporting period of any indication that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the amount due since the last impairment loss was recognised. An impairment loss is reversed only if the carrying amount of the asset does not exceed the carrying amount that would have been determined, net of depreciation or amortisation value, if no impairment loss had been recognised. Reversals of impairment losses are credited to the current financial statements for the year in which the reversals are recognised.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (n) Employee Benefits

#### (i) Short-term employee benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees of the Group and the Corporation. Short term accumulating compensated absences such as paid annual leave are recognised when services rendered by employees will increase the right to compensate for future absences, and short-term non-accumulating compensated absences such as sick leave are recognised when the absences occur.

#### (ii) Defined contribution plans

The Group and the Corporation are legally required to make monthly contributions to the Employees Provident Fund (EPF), a statutory body that determines the contribution plan for eligible employees based on employee salaries. Such contributions are accounted for as expenses in profit or loss and other comprehensive income when incurred.

#### (iii) Retirement Benefits

There is a subsidiary that pays the retirement scheme for employees who have been in the service for 5 years or the death of the employee.

Under this scheme, retirement benefits will also be given to employees who have served at least 10 years of service on their own retirement date or for medical reasons.

This retirement benefit is calculated based on current emolument rates of all eligible employees including their housing allowance and their term of service up to the extent of the contractual liability of subsidiaries at the end of the year. Full provision is made for all employees.

### (o) Provision

A provision is made when the Group or the Corporation represents legally binding obligations and is based on past transactions, which enables the outflow of resources to be required to settle the obligation, and when reasonable estimates of the amount can be made.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (p) Deferred Expenses

Deferred expenses, which have economic benefits, are stated at cost less amortisation. Deferred expenses of the Group comprise: -

#### (i) Excretion site

Expenses incurred on the site are amortised based on the usage of the excretion site.

#### (ii) Excretion gas site

Expenses incurred in the excretion site gas project are amortised over the contract period of 4 years to supply excretion gas site.

### (q) Property Leases

Property acquired under finance lease is defined as a transfer of risk and return on leased property ownership to the Group or the Corporation. Leased assets are capitalised at a value equal to the principal amount of the lease to be paid. Lease interest is included in the statement of comprehensive income based on the life of the lease.

### (r) Revenue

Revenue for the Group comprises sale of houses, shops, factories, apartments, flats and land, rental property, a certified value of construction contracts and property development gains and income from hotel operations and privatisation ventures as well as the invoice's aggregate value of the goods sold.

Revenue of the Corporation include the sale of houses, shops, factories, apartments, flats and land, rental property, certified value of construction contracts and real estate development projects and privatisation ventures.

### (s) Income Recognised

Income from housing projects and long-term construction contracts and land sales accounted for by the percentage of completion method by stages and the method of full work completion, where appropriate.

Income from goods sold is accounted for based on the value of the invoice after discounts.

Dividend and interest income on investments is accounted for as income when received.

Rental income is accounted for on an accrual method.



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (t) Provision for Closure and Post Closure Costs

Closure and post closure costs consist of estimated costs to be incurred by the Group on the filling of the excretion site. Provision for closure and post closure costs are accrued based on a systematic method over the period expected to complete an excretion site.

### (u) Government Grants

Grants received from the government to finance the cost of property, plant and equipment is matched to the carrying amount of property, plant and equipment when the grant was used. The grants are then amortised to the Statement of comprehensive income over the life of these assets, equal to the ratio of depreciation charged on the assets.

### (v) Borrowing Costs

Borrowing costs are recognised as an expense in the statement of profit or loss at cost incurred using the effective interest method.

### (w) Income Tax

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that such taxes relate to business combinations or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is recognised using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities in the statement of financial position and their tax bases. Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill, the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit nor loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (w) Income Tax (cont'd)

Where investment properties are carried at their fair value in accordance with the accounting policy set out in Note 2 (f), the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the reporting date. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if, and only if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they plan to settle current tax assets and liabilities on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

### (x) Discontinued Operation

A discontinued operation is a component of the Group that has been disposed of or is held for sale represents a separate major line of business or geographical area of operations or is a subsidiary acquired exclusively with the purpose of resale. When operations are classified as discontinued operation, the comparative statements of profit and loss and other comprehensive income is re-presented as if the operation had been discontinued from the beginning of the comparative period.

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### (y) Contingency

##### (i) Contigent Liability

If there is a probability that an outflow of economic benefits will not be required or the amount can not be estimated, the obligation is not recognised in the statement of financial position and is expressed as an unexpected liability, unless the probability of an outflow of economic benefits is thin. The possibility that bonds can only be recognised in the event of or not occurring one or more future events are also disclosed as a contingent liability unless the economic outflow of benefits is inferior.

##### (ii) Contigent Assets

Where there is a probability of an inflow of economic benefits or an amount can not be estimated, the asset is not recognised in the statement of financial position and is disclosed as a contingent asset, unless the probability of inflows of economic benefits is thin. The possibility of qualification exists only if it occurs or does not occur one or more future events, it is also disclosed as a contingent asset unless the probability of inflows of economic benefits is thin.

#### (z) Related Parties

A party is related to Group and the Corporation are:-

- (a) A person or a close member of that person's family is a related to Group and the Corporation if that person:
  - i. has control or joint control over the Group and the Corporation;
  - ii. has significant influence over the Group and the Corporation;
  - iii. is a member of the key management personnel.

The close family members are members of the Group's family and the Corporation who influence, or are influenced in business.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

### (z) Related Parties (cont'd)

- (b) An entity is related to a Group and the Corporation if any of the following conditions applies:-
- i. The entity and the Group and the Corporation are the members of the same group (which means that each parent, subsidiary and fellow subsidiary is related to the others).
  - ii. One entity is an associates or joint venture of the other entity (or an associate or joint venture of the member of a group of which the other entity is a member).
  - iii. Both entities are joint ventures of the same third party.
  - iv. One entity is a joint ventures of a third party and the other entity is an associates of the third party.
  - v. The entity is a post-employment benefit plan for the benefit of employees of either the entity are the Group and the Corporation or an entity related to the Group and the Corporation. If the reporting entity is itself such a plan, the sponsoring employers are also related to the Group and the Corporation.
  - vi. The entity is controlled or jointly controlled by a person identified in (a) above.
  - vii. A person identified in (a) (i) above has significant influence over the Group and the Corporation or is a member of the key management personnel of the Group and the Corporation.
  - viii. The entity, or any member of a Company of which it is a part, provides key management personnel services to the Group and the Corporation.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and the Corporation either directly or indirectly, including any director.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 3. REVENUE

|                               | Group          |                | Corporation    |                |
|-------------------------------|----------------|----------------|----------------|----------------|
|                               | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Property development projects | 380,141        | 393,821        | 125,335        | 192,653        |
| Construction contracts        | 3,534          | 71,189         | -              | -              |
| Hotel operations              | 19,077         | 19,020         | -              | -              |
| Privatisation projects        | 111,133        | 123,635        | 111,133        | 123,635        |
| Sale of construction material | 48,644         | 51,051         | -              | -              |
| Others                        | 359,729        | 327,684        | 161,085        | 139,729        |
|                               | <b>922,258</b> | <b>986,400</b> | <b>397,553</b> | <b>456,017</b> |

## 4. PROFIT BEFORE TAXATION AND ZAKAT

Profit before tax and zakat recognised after charging / (crediting): -

|   | Group          |                | Corporation    |                |
|---|----------------|----------------|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Housing discount                              | 8,352          | 9,884          | 8,352          | 9,884          |
| Auditor's remuneration:                       |                |                |                |                |
| Current year                                  | 847            | 784            | 124            | 100            |
| Under / (Over) provision in prior years       | -              | -              | -              | -              |
| Directors' remuneration:                      |                |                |                |                |
| Other remuneration                            | 274            | 346            | -              | -              |
| Fee and bonus                                 | 3,952          | 3,705          | 997            | 1,015          |
| Employee costs:                               |                |                |                |                |
| Salaries, wages and bonus                     | 128,993        | 116,057        | 69,083         | 64,364         |
| EPF   | 13,042         | 10,318         | 6,043          | 5,195          |
| Other employee benefits                       | 33,540         | 31,393         | 26,198         | 24,618         |
|   | <b>175,575</b> | <b>157,768</b> | <b>101,324</b> | <b>94,177</b>  |
| Finance costs comprises interests/charges on: |                |                |                |                |
| Terms loans                                   | 12,349         | 12,617         | -              | -              |
| Overdraft                                     | 495            | 42             | -              | -              |
| Hire purchase and lease                       | 164            | 83             | -              | -              |
| Bank acceptance                               | 272            | -              | -              | -              |
| Redeemable preferred shares                   | 4,257          | 11,264         | -              | -              |
| Others  | 55,799         | 17,670         | 55,005         | 24,286         |
|   | <b>73,336</b>  | <b>41,676</b>  | <b>55,005</b>  | <b>24,286</b>  |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 4. PROFIT BEFORE TAXATION AND ZAKAT (CONT'D)

Profit before tax and zakat recognised after charging / (crediting): -

|  | Group          |                | Corporation    |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Cost of repairing home                                 | 10,329         | 8,522          | 10,329         | 8,522          |
| Rental:  |                |                |                |                |
| Machinery  | 3,129          | 5,286          | -              | -              |
| Others   | 13,337         | -              | 9,864          | -              |
| Provision for impairment of property development cost  | 815            | 1,912          | -              | -              |
| Gain on disposal property, plant and equipment         | (10,230)       | (1,178)        | -              | -              |
| Provision for doubtful debts                           | 4,410          | 11,413         | 5,607          | 1,740          |
| Provision /( Reversal) impairment of other investments | 3              | (342)          | -              | (342)          |
| Depreciation of property, plant and equipment          | 24,445         | 24,164         | 6,673          | 3,254          |
| Depreciation of investment property                    | 5,455          | 5,550          | 5,203          | 5,270          |
| Provision for retirement benefit                       | 549            | 1,056          | 288            | 370            |
| Amortisation of intangible assets                      | 4              | 17             | -              | -              |
| Amortisation of investment property                    | 130            | 128            | -              | -              |
| Rental income  | (14,800)       | (14,104)       | (12,289)       | (12,430)       |
| Dividend income  | (5,229)        | (5,452)        | (129,316)      | (282,124)      |
| Interest income  | (20,518)       | (14,730)       | (6,305)        | (17,004)       |

The employee costs of the Group and the Corporation comprises salaries, bonuses, retirement benefits, contributions to EPF and other related expenses.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 5. NET INCOME FROM OTHER INVESTMENTS

|                             | Group          |                | Corporation    |                |
|-----------------------------|----------------|----------------|----------------|----------------|
|                             | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Interests on fixed deposits | 20,518         | 14,730         | 6,305          | -              |
| Gross dividends from:       |                |                |                |                |
| Associate companies         | -              | -              | 116,052        | 43,207         |
| Subsidiary companies        | -              | -              | 9,312          | 235,329        |
| Quoted shares in            |                |                |                |                |
| Malaysia                    | 3,565          | 3,142          | 3,466          | 3,125          |
| Unquoted shares in          |                |                |                |                |
| Malaysia                    | 1,664          | 2,310          | 486            | 463            |
|                             | <u>5,229</u>   | <u>5,452</u>   | <u>129,316</u> | <u>282,124</u> |
|                             | <u>25,747</u>  | <u>20,182</u>  | <u>135,621</u> | <u>282,124</u> |

## 6. TAXATION

|  | Group          |                | Corporation    |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Corporation and subsidiaries:</b>   |                |                |                |                |
| Malaysian taxation:                    |                |                |                |                |
| Current year                           | 51,793         | 55,359         | 17,317         | 28,633         |
| Over provision in prior year           | (5,778)        | (33,869)       | (7,053)        | (33,532)       |
| Deferred tax:                          |                |                |                |                |
| Current year                           | (3,573)        | (2,269)        | 3,989          | -              |
| (Over) / Under provision in prior year | <u>(2,898)</u> | <u>(2,790)</u> | <u>-</u>       | <u>4,277</u>   |
|  | <u>39,544</u>  | <u>16,431</u>  | <u>14,253</u>  | <u>(622)</u>   |

Income tax is calculated at defined statutory rate of 24% (2016: 24%) on taxable income estimated for the financial year.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 6. TAXATION (CONT'D)

A reconciliation of income tax expense applicable to profit before tax and zakat at the statutory income tax rate over the income tax expense at the effective income tax rate for the Group and the Corporation are as follows: -

|   | Group           |                | Corporation     |                |
|---|-----------------|----------------|-----------------|----------------|
|   | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| Profit before taxation and zakat  | <b>136,602</b>  | 303,250        | <b>115,959</b>  | 323,471        |
| Tax rate at 24% (2016: 24%) on taxable income                           | <b>32,785</b>   | 72,780         | <b>27,830</b>   | 77,633         |
| Tax incentive obtained from differential tax rate of 20%                | -               | 3              | -               | -              |
| Expenses not deductible for tax purpose                                 | <b>63,806</b>   | 90,056         | <b>20,523</b>   | 14,533         |
| Income not subject to tax   | <b>(44,909)</b> | (91,579)       | <b>(31,036)</b> | (63,533)       |
| Tax losses not recognised / (recognised) in current year                | <b>(192)</b>    | 214            | -               | -              |
| Deffered tax on temporary differences not recognised                    | <b>5,782</b>    | 1,132          | <b>3,989</b>    | -              |
| Share of result of associate companies                                  | <b>(9,052)</b>  | (19,516)       | -               | -              |
| (Over) Provision in prior year  | <b>(5,778)</b>  | (33,869)       | <b>(7,053)</b>  | (33,532)       |
| (Over) / Under Provision of deferred taxation in respect of prior years | <b>(2,898)</b>  | (2,790)        | -               | 4,277          |
| <b>Total tax expenses in current year</b>                               | <b>39,544</b>   | 16,431         | <b>14,253</b>   | (622)          |



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

| Group                      | Land and Building | Plant and machinery | Motor vehicles | Office fixtures, furniture and equipment | Landfill      | Work in progress | Total          |
|----------------------------|-------------------|---------------------|----------------|--|---------------|------------------|----------------|
|                            | RM'000            | RM'000              | RM'000         | RM'000                                   | RM'000        | RM'000           | RM'000         |
| Carrying amount            |                   |                     |                |  |               |                  |                |
| At 1 January 2017          | 223,448           | 21,703              | 5,540          | 22,843                                   | 18,505        | 2,522            | 294,561        |
| Additional                 | 59,014            | 1,910               | 3,253          | 13,291                                   | 16,193        | 6,379            | 100,040        |
| Sale                       | (1,803)           | -                   | -              | -  | -             | -                | (1,803)        |
| Disposal                   | (9,183)           | 23                  | (4)            | (1,066)                                  | -             | -                | (10,230)       |
| Reclassification           | -                 | 38                  | -              | 67                                       | -             | (166)            | (61)           |
| Adjustment                 | (4)               | -                   | -              | -  | -             | -                | (4)            |
| Written-off                | -                 | -                   | -              | (89)                                     | -             | -                | (89)           |
| Transfer                   | -                 | -                   | -              | 2,413                                    | -             | (2,413)          | -              |
| Current year depreciation  | (4,901)           | (3,101)             | (2,115)        | (7,711)                                  | (6,617)       | -                | (24,445)       |
| Current year impairment    | -                 | -                   | (260)          | -  | -             | -                | (260)          |
| <b>At 31 December 2017</b> | <b>266,571</b>    | <b>20,573</b>       | <b>6,414</b>   | <b>29,748</b>                            | <b>28,081</b> | <b>6,322</b>     | <b>357,709</b> |
| At 31 December 2017        |                   |                     |                |  |               |                  |                |
| Cost                       | 290,628           | 104,983             | 17,878         | 114,328                                  | 142,679       | 6,322            | 676,818        |
| Accumulated depreciation   | (22,563)          | (39,375)            | (11,204)       | (84,580)                                 | (114,598)     | -                | (272,320)      |
| Accumulated impairment     | (1,494)           | (45,035)            | (260)          | -  | -             | -                | (46,789)       |
| <b>Carrying amount</b>     | <b>266,571</b>    | <b>20,573</b>       | <b>6,414</b>   | <b>29,748</b>                            | <b>28,081</b> | <b>6,322</b>     | <b>357,709</b> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

| Group  | Land and Building | Plant and machinery | Motor vehicles | Office fixtures, furniture and equipment | Landfill      | Work in progress | Total          |
|--|-------------------|---------------------|----------------|--|---------------|------------------|----------------|
|  | RM'000            | RM'000              | RM'000         | RM'000                                   | RM'000        | RM'000           | RM'000         |
| Carrying amount                                  |                   |                     |                |  |               |                  |                |
| At 1 January 2016                                | 171,016           | 42,929              | 6,806          | 20,710                                   | 29,020        | 1,516            | 271,997        |
| Additional                                       | 54,105            | 577                 | 1,198          | 7,612                                    | 844           | 1,917            | 66,253         |
| Sale   | (5)               | -                   | -              | -  | -             | -                | (5)            |
| Disposal   | (336)             | (20)                | (809)          | (13)                                     | -             | -                | (1,178)        |
| Reclassification                                 | 738               | -                   | -              | -  | -             | (738)            | -              |
| Adjustment                                       | -                 | (49)                | -              | -  | (457)         | (173)            | (679)          |
| Transfer from investment property                | -                 | -                   | -              | 78                                       | -             | -                | 78             |
| Transfer to property development costs (Note 15) | (166)             | -                   | -              | -  | -             | -                | (166)          |
| Current year depreciation                        | (1,408)           | (4,655)             | (1,655)        | (5,544)                                  | (10,902)      | -                | (24,164)       |
| Current year impairment                          | (496)             | (17,079)            | -              | -  | -             | -                | (17,575)       |
| <b>At 31 December 2016</b>                       | <b>223,448</b>    | <b>21,703</b>       | <b>5,540</b>   | <b>22,843</b>                            | <b>18,505</b> | <b>2,522</b>     | <b>294,561</b> |
| At 31 December 2016                              |                   |                     |                |  |               |                  |                |
| Cost   | 234,537           | 104,058             | 15,484         | 103,305                                  | 126,486       | 2,522            | 586,393        |
| Accumulated depreciation                         | (9,595)           | (37,320)            | (9,944)        | (80,462)                                 | (107,981)     | -                | (245,303)      |
| Accumulated impairment                           | (1,494)           | (45,035)            | -              | -  | -             | -                | (46,529)       |
| <b>Carrying amount</b>                           | <b>223,448</b>    | <b>21,703</b>       | <b>5,540</b>   | <b>22,843</b>                            | <b>18,505</b> | <b>2,522</b>     | <b>294,561</b> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

| <b>Corporation</b>         | Land and Building<br>RM'000 | Plant and machinery<br>RM'000 | Motor vehicles<br>RM'000 | Office fixtures, furniture and equipment<br>RM'000 | Total<br>RM'000 |
|----------------------------|-----------------------------|-------------------------------|--------------------------|--|-----------------|
| Carrying amount            |                             |                               |                          |  |                 |
| At 1 January 2017          | 174,963                     | 2,569                         | 3,236                    | 2,070  | 182,838         |
| Additional                 | 17,296                      | -                             | 2,286                    | 1,676  | 21,258          |
| Sale                       | (1,803)                     | -                             | -                        | -  | (1,803)         |
| Adjustment                 | (4)                         | -                             | -                        | -  | (4)             |
| Current year depreciation  | (3,550)                     | (718)                         | (1,118)                  | (1,287)  | (6,673)         |
| <b>At 31 December 2017</b> | <b>186,902</b>              | <b>1,851</b>                  | <b>4,404</b>             | <b>2,459</b>                                       | <b>195,616</b>  |
| At 31 December 2017        |                             |                               |                          |  |                 |
| Cost                       | 191,500                     | 7,228                         | 9,697                    | 35,680   | 244,105         |
| Accumulated impairment     | (496)                       | -                             | -                        | -  | (496)           |
| Accumulated depreciation   | (4,102)                     | (5,377)                       | (5,293)                  | (33,221)   | (47,993)        |
| <b>Carrying amount</b>     | <b>186,902</b>              | <b>1,851</b>                  | <b>4,404</b>             | <b>2,459</b>                                       | <b>195,616</b>  |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

| Corporation                                      | Land and Building | Plant and machinery | Motor vehicles | Office fixtures, furniture and equipment | Total          |
|--|-------------------|---------------------|----------------|--|----------------|
|  | RM'000            | RM'000              | RM'000         | RM'000                                   | RM'000         |
| Carrying amount                                  |                   |                     |                |  |                |
| At 1 January 2016                                | 128,507           | 3,287               | 3,903          | 1,902                                    | 137,599        |
| Additional                                       | 47,483            | -                   | 190            | 1,487                                    | 49,160         |
| Sale   | (5)               | -                   | -              | -  | (5)            |
| Disposal   | -                 | -                   | -              | -  | -              |
| Transfer to property development costs (Note 15) | (166)             | -                   | -              | -  | (166)          |
| Current year impairment                          | (496)             | -                   | -              | -  | (496)          |
| Current year depreciation                        | (360)             | (718)               | (857)          | (1,319)                                  | (3,254)        |
| <b>At 31 December 2016</b>                       | <b>174,963</b>    | <b>2,569</b>        | <b>3,236</b>   | <b>2,070</b>                             | <b>182,838</b> |
| At 31 December 2016                              |                   |                     |                |  |                |
| Cost   | 176,821           | 7,227               | 7,505          | 34,053                                   | 225,606        |
| Accumulated impairment                           | (496)             | -                   | -              | -  | (496)          |
| Accumulated depreciation                         | (1,362)           | (4,658)             | (4,269)        | (31,983)                                 | (42,272)       |
| <b>Carrying amount</b>                           | <b>174,963</b>    | <b>2,569</b>        | <b>3,236</b>   | <b>2,070</b>                             | <b>182,838</b> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES

|                                   | <b>Corporation</b>      |                  |
|-----------------------------------|-------------------------|------------------|
|                                   | <b>2017</b>             | <b>2016</b>      |
|                                   | <b>RM'000</b>           | <b>RM'000</b>    |
| Unquoted ordinary shares at cost  | <b>744,365</b>          | 721,041          |
| Unquoted preferred shares at cost | <b>829,000</b>          | 713,900          |
|                                   | <b><u>1,573,365</u></b> | <u>1,434,941</u> |

Unquoted preferred shares are consists of redeemable preferred shares of Selgate Corporation Sdn Bhd, De Palma Management Services Sdn Bhd, Selaman Sdn Bhd, SACC Convec Sdn Bhd, PKNS Real Estate Sdn Bhd and Datumcorp International Sdn Bhd.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

The subsidiaries which are all incorporated in Malaysia are as follows: -

| Company Name   | Principal Activity                       | Equity Holdings |           |
|--|--|-----------------|-----------|
|  |  | 2017<br>%       | 2016<br>% |
| 1. De Palma Management Services Sdn. Bhd.                                    | Hotel management                         | <b>100</b>      | 100       |
| 2. Worldwide Holdings Berhad and its subsidiaries:                           | Property and investment holdings         | <b>100</b>      | 100       |
| i) WGD Development Sdn. Bhd.<br>(formerly known as Worldwide Glomac Sdn Bhd) | Property development                     | <b>100</b>      | 100       |
| ii) Perangsang Emperee Wood Industries Sdn Bhd                               | Dormant                                  | <b>61</b>       | 61        |
| iii) Worldwide Landfills Sdn. Bhd. and its subsidiaries:                     | Environmental management services        | <b>60</b>       | 60        |
| • WL Environmental Sdn. Bhd.   | Environmental management services        | <b>70</b>       | 70        |
| • Worldwide Hydro Energy Sdn Bhd (formerly known as Deltaworks Sdn. Bhd.)    | Dormant                                  | <b>60</b>       | 60        |
| • Worldwide Ecoventure Sdn. Bhd.   | Dormant                                  | <b>42</b>       | 42        |
| • Jana Landfill Sdn Bhd  | Biomass power generation                 | <b>48</b>       | 48        |
| iv) Worldwide Land Development Sdn.Bhd.                                      | Dormant                                  | <b>100</b>      | 100       |
| v) Worldwide Medivest Sdn.Bhd.   | Manufacture and trading surgical sutures | <b>100</b>      | 100       |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

| Company Name  | Principal Activity                            | Equity Holdings |           |
|---|---|-----------------|-----------|
|   |   | 2017<br>%       | 2016<br>% |
| 2. Worldwide Holdings Berhad<br>(cont'd)                                    |   |                 |           |
| vi) Emerald Crest Sdn. Bhd.   | Investment holdings                           | 100             | 100       |
| vii) Worldwide Property Management Sdn. Bhd.                                | Dormant                                       | 100             | 100       |
| viii) Worldwide Realty Sdn. Bhd. (formerly known as IMT Teleport Sdn. Bhd.) | Dormant                                       | 100             | 100       |
| ix) Cekal Unggul Sdn. Bhd.  | Property development                          | 70              | 70        |
| x) Worldwide Green Energy Sdn Bhd   | Dormant                                       | 100             | 100       |
| xi) Worldwide Environment Sdn. Bhd and its subsidiaries:                    | Investment holdings                           | 100             | 100       |
| • Worldwide Waste Solutions Sdn. Bhd.                                       | Trading of environmental management equipment | 60              | 60        |
| • Panorama Worldwide Sdn. Bhd.  | Environmental management services             | 100             | 100       |
| 3. Selgate Corporation Sdn. Bhd. and its subsidiaries:                      | Investment holdings                           | 100             | 100       |
| i) Real Plug & Play Sdn. Bhd.   | Dormant                                       | 100             | 100       |
| ii) PKNS Andaman Development Sdn Bhd  | Property development                          | 70              | 70        |
| iii) Selcare Management Sdn. Bhd.   | Healthcare management                         | 100             | 100       |
| iv) Selgate Properties Sdn. Bhd.  | Dormant                                       | 100             | 100       |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

| Company Name   | Principal Activity   | Equity Holdings |           |
|--|--|-----------------|-----------|
|  |  | 2017<br>%       | 2016<br>% |
| 3. Selgate Corporation Sdn. Bhd.<br>(cont'd.)  |  |                 |           |
| v) Selgate Healthcare Sdn. Bhd.<br>(formerly known as Selgate<br>Healthcare & Medical Services<br>Sdn. Bhd.) and its subsidiaries: | Consultancy service  | 100             | 100       |
| • Sri Permai Medic Sdn Bhd   | Provider of medical clinic,<br>physician consultants and<br>related medical services | 70              | -         |
| • Selgate Rawang Hospital Sdn.<br>Bhd.   | Dormant  | 60              | 100       |
| • Selgate Shah Alam Hospital<br>Sdn. Bhd.  | Dormant  | 100             | 100       |
| • Selgate Setia Alam Hospital<br>Sdn. Bhd.   | Dormant  | 100             | 100       |
| • Selgate Gombak Hospital Sdn<br>Bhd.  | Dormant  | 100             | 100       |
| • Selgate Bukit Beruntung<br>Hospital Sdn. Bhd.  | Dormant  | 100             | -         |
| • Selgate Bangi Hospital Sdn.<br>Bhd.  | Dormant  | 100             | -         |
| • Selgate Kota Damansara<br>Hospital Sdn. Bhd.   | Dormant  | 100             | -         |
| • Selgate Subang Jaya Hospital<br>Sdn. Bhd.  | Dormant  | 100             | -         |
| • Selgate Kuala Selangor<br>Hospital Sdn. Bhd.   | Dormant  | 100             | -         |
| • Selgate Cyber Valley Hospital<br>Sdn. Bhd.   | Dormant  | 100             | 100       |



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

|    | Company Name  | Principal Activity  | Equity Holdings |           |
|----|---|---|-----------------|-----------|
|    |   |   | 2017<br>%       | 2016<br>% |
| 4. | PKNS Engineering and Construction Berhad and its subsidiaries:                  | Construction of conventional and prefabricated buildings  | <b>100</b>      | 100       |
|    | i) Millennium Joy Corporation Sdn. Bhd.   | Dormant   | <b>100</b>      | 100       |
|    | ii) VE Intellitech Sdn. Bhd.  | Consultancy service   | <b>51</b>       | 51        |
|    | iii) PB Piling Sdn. Bhd.  | Construction  | <b>51</b>       | 51        |
|    | iv) Apex Point Development Sdn Bhd  | Real property and housing development   | <b>100</b>      | 51        |
| 5. | Selangor Industrial Corporation Berhad and its subsidiaries:                    | Involved in construction products, insurance, construction and project management services and property development | <b>100</b>      | 100       |
|    | i) Module Board Sdn. Bhd.   | Dormant   | <b>100</b>      | 100       |
|    | ii) Casic Marketing Sdn. Bhd.   | Trading in ceramic tiles  | <b>51</b>       | 51        |
|    | iii) Transpark System Sdn. Bhd.   | Car park management services  | <b>51</b>       | 51        |
|    | iv) Selmedia Sdn. Bhd.  | Dormant   | <b>100</b>      | 100       |
|    | v) Electro Symphony Sdn. Bhd.   | Dormant   | <b>50</b>       | 50        |
| 6. | PI Brilliant Berhad (formerly known as PKNS Infra Berhad) and its subsidiaries: | Infrastructure works and landscape engineering  | <b>90.73</b>    | 90.35     |
|    | i) Excelon Sdn. Bhd.  | Maintenance and facilities management   | <b>100</b>      | 100       |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 8. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

|     | Company Name                                     | Principal Activity                                    | Equity Holdings |           |
|-----|--|---|-----------------|-----------|
|     |  |   | 2017<br>%       | 2016<br>% |
| 7.  | Selaman Sdn.Bhd and its subsidiaries:            | Investment property                                   | <b>60</b>       | 60        |
|     | i) Halik Sdn. Bhd.                               | Investment in property held for development           | <b>100</b>      | 100       |
|     | ii) Selaman Sejati Sdn. Bhd.                     | Property development                                  | <b>100</b>      | 100       |
| 8.  | Kelana Property Development Sdn. Bhd.            | Property developer                                    | <b>51</b>       | 51        |
| 9.  | SACC Convec Sdn Bhd                              | Convention centre management services                 | <b>100</b>      | 100       |
| 10. | Akademi PKNS Sdn. Bhd.                           | Skills training centre                                | <b>100</b>      | 100       |
| 11. | Datumcorp International Sdn Bhd                  | Property developer                                    | <b>100</b>      | 100       |
| 12. | PKNS Real Estate Sdn. Bhd. and its subsidiaries: | Property management and investment                    | <b>100</b>      | 100       |
|     | i) Central Holdings Berhad                       | Asset and investment holdings                         | <b>100</b>      | 100       |
|     | ii) Park Here Sdn. Bhd.                          | Car park operator, car park management and consultant | <b>100</b>      | 100       |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 9. INVESTMENT IN ASSOCIATED COMPANIES

|  | Group           |                | Corporation     |                |
|--|-----------------|----------------|-----------------|----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000 | 2017<br>RM'000  | 2016<br>RM'000 |
| Unquoted shares at cost                              | <b>266,027</b>  | 243,302        | <b>164,499</b>  | 141,774        |
| Outstanding interest-free receivable from associates | <b>14,795</b>   | 14,795         | <b>14,795</b>   | 14,795         |
| Provision for diminution in value of investment      | <b>(21,105)</b> | (21,105)       | <b>(21,105)</b> | (21,105)       |
|  | <b>259,717</b>  | 236,992        | <b>158,189</b>  | 135,464        |
| Share of retained profits in associate companies     | <b>401,706</b>  | 489,704        | -               | -              |
|  | <b>661,423</b>  | 726,696        | <b>158,189</b>  | 135,464        |

On 31 December 2017, the carrying value of investments in associate companies comprise of: -

|   | Group          |                |
|---|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 |
| Share of net tangible assets in associate companies | <b>637,852</b> | 703,125        |
| Goodwill  | <b>23,571</b>  | 23,571         |
|   | <b>661,423</b> | 726,696        |

Details of associate of which all are incorporated in Malaysia, except for Eastern Glory Enterprise Ltd, which is incorporated in British Virgin Island, is as follows:

| Company Name  | Principal Activity                         | Equity Holdings |           |
|---|--|-----------------|-----------|
|   |  | 2017<br>%       | 2016<br>% |
| 1. Kundang Properties Sdn. Bhd.                     | Housing developer                          | <b>50</b>       | 50        |
| 2. Ligamas Sdn. Bhd.                                | Estate owners and property developers      | <b>50</b>       | 50        |
| 3. PKNS-LFD Sdn. Bhd.                               | Investment Holdings                        | <b>49</b>       | 49        |
| 4. Bangi Resort & Development Corporation Sdn. Bhd. | Property Developer and Investment Holdings | <b>40</b>       | 40        |
| 5. Sunway PKNS Sdn. Bhd.                            | Property Developer and Investment Holdings | <b>40</b>       | 40        |
| 6. Eastern Glory Enterprise Ltd *                   | Investment Holdings                        | <b>40</b>       | 40        |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 9. INVESTMENT IN ASSOCIATED COMPANIES (CONT'D)

| Company Name   | Principal Activity   | Equity Holdings |           |
|--|--|-----------------|-----------|
|  |  | 2017<br>%       | 2016<br>% |
| 7. Selangor Polo Sdn. Bhd.   | Property Developer and management of polo and equestrian clubs                 | 40              | 40        |
| 8. Tropicana Indah Sdn. Bhd.   | Property Developer   | 30              | 30        |
| 9. Kesas Holdings Berhad   | Development and maintenance of highway toll operations                         | 30              | 30        |
| 10. GLM Emerald (Sepang) Sdn. Bhd. (formerly known as Vintage Heights Sdn. Bhd.)       | Property developer, management of oil palm plantations and palm oil processing | 30              | 30        |
| 11. MUST Ehsan Development Sdn. Bhd.   | Property Developer   | 30              | 30        |
| 12. Pelangi Airways Sdn. Bhd.  | Dormant  | 20.44           | 20.44     |
| 13. Selangor Shipyard Sdn. Bhd.  | Wharves management and ship repair   | 20              | 20        |
| 14. Selangor Country Club Sdn Bhd.   | Management of Polo Club  | 40              | 40        |
| 15. Kuala Langat Power Plant Sdn Bhd* (formerly known as Genting Sanyen Power Sdn Bhd) | Power generation   | 25              | 25        |
| 16. GMC Holding Berhad **  | Medical  | 30              | 30        |
| 17. Al-Khauthar Resources Sdn Bhd  | Supply haj and umrah equipment   | 20              | -         |
| 18. Icon-Futurehome Sdn. Bhd.  | Supply products and services   | 20              | -         |

\* Equity holdings of the Group through its subsidiary, Worldwide Holdings Berhad.

\*\* Equity holdings of the Group through its subsidiary, Selgate Corporation Sdn. Bhd.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 10. OTHER INVESTMENTS

|  | Group          |                | Corporation    |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Quoted shares                                      | <u>96,931</u>  | <u>57,420</u>  | <u>91,275</u>  | <u>55,521</u>  |
| Unquoted shares                                    | <u>30,456</u>  | <u>49,521</u>  | <u>5,428</u>   | <u>5,428</u>   |
| Disposal   | <u>(3,206)</u> | <u>-</u>       | <u>-</u>       | <u>-</u>       |
| Provision for diminution in<br>value of investment | <u>(4,044)</u> | <u>(4,041)</u> | <u>(4,041)</u> | <u>(4,041)</u> |
|  | <u>23,206</u>  | <u>45,480</u>  | <u>1,387</u>   | <u>1,387</u>   |
| Unit trust   | <u>216,967</u> | <u>229,470</u> | <u>158,770</u> | <u>191,731</u> |
| Golf membership                                    | <u>81</u>      | <u>81</u>      | <u>-</u>       | <u>-</u>       |
|  | <u>337,185</u> | <u>332,451</u> | <u>251,432</u> | <u>248,639</u> |

## 11. GOODWILL

Goodwill arising on consolidation of subsidiary companies which represent the difference between investment cost and the fair value of net assets acquired after deducting accumulated amortisation.

|                | Group          |                |
|----------------|----------------|----------------|
|                | 2017<br>RM'000 | 2016<br>RM'000 |
| At 1 January   | <u>7,742</u>   | <u>8,161</u>   |
| Additional     | <u>1,407</u>   | <u>(419)</u>   |
| At 31 December | <u>9,149</u>   | <u>7,742</u>   |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 12. INVESTMENT PROPERTY

|  | Group                   |                 | Corporation            |                       |
|--|-------------------------|-----------------|------------------------|-----------------------|
|  | 2017<br>RM'000          | 2016<br>RM'000  | 2017<br>RM'000         | 2016<br>RM'000        |
| At Cost:   |                         |                 |                        |                       |
| At 1 January   | <b>985,871</b>          | 937,717         | <b>302,578</b>         | 305,551               |
| Additional during the year   | <b>48,207</b>           | 2,391           | <b>3,145</b>           | 1,035                 |
| Sale   | <b>(4,573)</b>          | (5,455)         | <b>(4,573)</b>         | (5,455)               |
| Depreciation of sale   | <b>1,571</b>            | -               | <b>1,571</b>           | -                     |
| Disposal   | -                       | (549)           | -                      | (514)                 |
| Adjustment   | <b>805</b>              | -               | -                      | -                     |
| Change in fair value recognised in statement of comprehensive income | <b>538</b>              | 24,067          | -                      | -                     |
| Transfer to property, plant and equipment (Note 7)                   | -                       | (78)            | -                      | -                     |
| Transfer to inventory (Note 14)                                      | -                       | (41)            | -                      | (41)                  |
| Transfer to property development costs (Note 15)                     | -                       | (33)            | -                      | (33)                  |
| Transfer from property development costs (Note 15)                   | <b>24,680</b>           | 27,852          | <b>1,776</b>           | 2,035                 |
|  | <b><u>1,057,099</u></b> | <u>985,871</u>  | <b><u>304,497</u></b>  | <u>302,578</u>        |
| Accumulated Amortisation   |                         |                 |                        |                       |
| At 1 January   | <b>(74,681)</b>         | (69,003)        | <b>(72,305)</b>        | (67,035)              |
| Amortisation during the year   | <b>(130)</b>            | (128)           | -                      | -                     |
| Depreciation during the year   | <b>(5,455)</b>          | (5,550)         | <b>(5,203)</b>         | (5,270)               |
| Adjustment   | <b>(829)</b>            | -               | <b>(24)</b>            | -                     |
| At 31 December   | <b><u>(81,095)</u></b>  | <u>(74,681)</u> | <b><u>(77,532)</u></b> | <u>(72,305)</u>       |
| Book value   |                         |                 |                        |                       |
| At 31 December   | <b><u>976,004</u></b>   | <u>911,190</u>  | <b><u>226,965</u></b>  | <b><u>230,273</u></b> |

Property Investment is stated at cost. The fair value can not be measured reliably without undue cost or effort as the cost of determining fair value exceeds the benefits thereof.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 13. LAND HELD FOR PROPERTY DEVELOPMENT

|   | Group                 |                | Corporation           |                |
|---|-----------------------|----------------|-----------------------|----------------|
|   | 2017<br>RM'000        | 2016<br>RM'000 | 2017<br>RM'000        | 2016<br>RM'000 |
| Cost  |                       |                |                       |                |
| At 1 January  | <b>739,293</b>        | 750,178        | <b>494,145</b>        | 494,145        |
| Additional during the year                            | <b>140,676</b>        | 22,096         | <b>1,151</b>          | -              |
| Disposal  | <b>(30,727)</b>       | (4,642)        | <b>(20,611)</b>       | -              |
| Transfer to property<br>development costs<br>(Note15) | <b>(35,953)</b>       | (17,235)       | <b>(23,213)</b>       | -              |
| Accumulated impairment                                | <b>(35,921)</b>       | (11,104)       | -                     | -              |
| At 31 December  | <b><u>777,368</u></b> | <u>739,293</u> | <b><u>451,472</u></b> | <u>494,145</u> |

Land held for property development includes land held for future development and stated at purchase cost includes all related costs incurred after the acquisition of necessary activities to prepare the land for the proposed use.

## 14. INVENTORIES

|                        | Group                 |                | Corporation           |                |
|------------------------|-----------------------|----------------|-----------------------|----------------|
|                        | 2017<br>RM'000        | 2016<br>RM'000 | 2017<br>RM'000        | 2016<br>RM'000 |
| Stated at costs:       |                       |                |                       |                |
| Completed buildings    | <b>317,148</b>        | 213,871        | <b>165,018</b>        | 82,712         |
| Surrendered houses     | <b>63,560</b>         | 54,156         | <b>48,181</b>         | 38,087         |
| Surrendered land       | <b>35,867</b>         | 14,287         | <b>35,867</b>         | 14,287         |
| Production inventories | <b>1,381</b>          | 736            | -                     | -              |
| Store item             | <b>299</b>            | 353            | <b>299</b>            | 353            |
|                        | <b><u>418,255</u></b> | <u>283,403</u> | <b><u>249,365</u></b> | <u>135,439</u> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 15. PROPERTY DEVELOPMENT COSTS

|  | Group            |                  | Corporation      |                  |
|--|------------------|------------------|------------------|------------------|
|  | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000   |
| <b>Land costs</b>  |                  |                  |                  |                  |
| At 1 January   | 2,066,542        | 2,023,292        | 1,879,490        | 1,847,761        |
| Additional during the year                                       | 32,454           | 33,560           | 30,951           | 31,729           |
| Transfer from land held for<br>property development<br>(Note 13) | 100              | 9,690            | -                | -                |
| At 31 December   | <u>2,099,096</u> | <u>2,066,542</u> | <u>1,910,441</u> | <u>1,879,490</u> |
| <b>Development Cost</b>  |                  |                  |                  |                  |
| At 1 January   | 6,981,544        | 6,740,070        | 6,120,143        | 5,908,566        |
| Transfer from property, plant<br>and equipment (Note 7)          | -                | 166              | -                | 166              |
| Transfer from investment<br>property (Note 12)                   | -                | 33               | -                | 33               |
| Additional during the year                                       | 488,503          | 235,765          | 598,340          | 213,413          |
| Transfer from land held for<br>property development<br>(Note 13) | 35,853           | 7,545            | 23,213           | -                |
| Transfer to Investment<br>property (Note 12)                     | (1,776)          | (2,035)          | (1,776)          | (2,035)          |
| At 31 December   | <u>7,504,124</u> | <u>6,981,544</u> | <u>6,739,920</u> | <u>6,120,143</u> |



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 15. PROPERTY DEVELOPMENT COSTS (CONT'D)

|  | Group              |                    | Corporation        |                    |
|--|--------------------|--------------------|--------------------|--------------------|
|  | 2017<br>RM'000     | 2016<br>RM'000     | 2017<br>RM'000     | 2016<br>RM'000     |
| <b>Cost recognised as expenses in income statement</b> |                    |                    |                    |                    |
| At beginning of the year                               | (5,602,826)        | (5,471,769)        | (5,328,317)        | (5,122,074)        |
| Recognised during the financial year                   | (305,024)          | (301,941)          | (200,634)          | (208,166)          |
| Adjustment/ Provision for losses                       | 22,894             | 1,923              | 22,894             | 1,923              |
| Reversal of completed projects                         | 4,928              | 172,541            | -                  | -                  |
| Reversal of provision for losses                       | -                  | (3,580)            | -                  | -                  |
|  | <b>(5,880,028)</b> | <b>(5,602,826)</b> | <b>(5,506,057)</b> | <b>(5,328,317)</b> |
| Reversal of completed projects                         | (4,928)            | (172,541)          | -                  | -                  |
| Transfer to inventories (Note 14)                      | (29,856)           | (102,437)          | -                  | -                  |
| Transfer to investment property (Note 12)              | (22,904)           | (25,817)           | -                  | -                  |
| Impairment   | (815)              | (1,912)            | -                  | -                  |
|  | <b>3,664,689</b>   | <b>3,142,553</b>   | <b>3,144,304</b>   | <b>2,671,316</b>   |

Included in the respective development costs of the Group are accumulated interest capitalised of RM 32,008,178 (2016: RM 23,327,577) respectively.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 16. AMOUNT DUE FROM / (TO) CONTRACT CUSTOMER

Contracted works performed are as follows: -

|                                   | Group            |                |
|-----------------------------------|------------------|----------------|
|                                   | 2017<br>RM'000   | 2016<br>RM'000 |
| Contract cost                     | 2,225,411        | 821,049        |
| Attributable profits              | 39,558           | 20,589         |
| Provision for foreseeable loss    | (5,186)          | (5,186)        |
|                                   | <u>2,259,783</u> | <u>836,452</u> |
| Progress billings                 | (2,237,355)      | (834,231)      |
|                                   | <u>22,428</u>    | <u>2,221</u>   |
| Amount due from contract customer | 266,803          | 474,562        |
| Amount due to contract customer   | (244,375)        | (472,341)      |
|                                   | <u>22,428</u>    | <u>2,221</u>   |

## 17. TRADE RECEIVABLES

|                              | Group          |                | Corporation    |                |
|------------------------------|----------------|----------------|----------------|----------------|
|                              | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Trade receivables            | 531,794        | 498,065        | 294,244        | 244,445        |
| Provision for doubtful debts | (70,810)       | (66,400)       | (49,571)       | (44,288)       |
|                              | <u>460,984</u> | <u>431,665</u> | <u>244,673</u> | <u>200,157</u> |

The average credit terms granted by the Group and Corporation generally ranges from 30-60 days (2016 : 30-60 days) and 30 days (2016 : 30 days).

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 18. OTHER RECEIVABLES, DEPOSIT AND PREPAYMENTS

|                                      | Group          |                | Corporation    |                |
|--------------------------------------|----------------|----------------|----------------|----------------|
|                                      | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Other receivables                    | 120,046        | 109,326        | 21,252         | 21,177         |
| Provision for doubtful debts         | (8,050)        | (6,091)        | (4,745)        | (4,745)        |
|                                      | 111,996        | 103,235        | 16,507         | 16,432         |
| Refundable deposits                  | 13,315         | 13,163         | -              | -              |
| Prepayments                          | 1,043          | 903            | -              | -              |
|                                      | 126,354        | 117,301        | 16,507         | 16,432         |
| Amount due from subsidiary companies | -              | -              | 19,894         | 38,302         |
| Amount due from associate companies  | 19,432         | 18,207         | 19,432         | 18,207         |
| Provision for doubtful debts         | (692)          | (692)          | (692)          | (692)          |
|                                      | 18,740         | 17,515         | 18,740         | 17,515         |
|                                      | 145,094        | 134,816        | 55,141         | 72,249         |

Amount due from subsidiaries and associate companies arising from transactions and prepayments. The receivables is unsecured and interest free and has no conditions of fixed repayment.

## 19. PORTFOLIO INVESTMENTS

|  | Group          |                | Corporation    |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| At cost:                                       |                |                |                |                |
| Quoted shares                                  | 22,471         | 22,310         | 15,719         | 14,870         |
| (Provision) / Reversal for diminution in value | (110)          | (3,961)        | 3,078          | -              |
|  | 22,361         | 18,349         | 18,797         | 14,870         |
| Market value:                                  |                |                |                |                |
| Quoted shares                                  | 3,564          | 3,479          | -              | -              |

The carrying amount of investments for the Group and the Corporation is at fair value on balance sheet date.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 20. FIXED DEPOSITS

|                                 | Group          |                | Corporation    |                |
|---------------------------------|----------------|----------------|----------------|----------------|
|                                 | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Licensed banks                  | <b>304,645</b> | 323,106        | <b>5,501</b>   | 5,336          |
| Licensed financial institutions | <b>8,607</b>   | 8,638          | -              | -              |
|                                 | <b>313,252</b> | 331,744        | <b>5,501</b>   | 5,336          |

The fixed deposit of the Group amounting RM19,463 (2016 : RM 19,040) are pledged to banks as a credit facilities granted to subsidiary companies.

The interest rates charged on fixed deposits from the financial institutions in the current financial year are range from 2.00% to 3.65% (2016: 2.00% to 3.65%) per annum with a maturity of 4 days (2016: 3 days).

## 21. ASSET PROTECTION RESERVES

Asset protection reserves is established as an insurance fund for the purpose of defraying losses and damage caused by natural disaster or fire that could affect unsold stock and rental stock.

|                            | Group and Corporation |                |
|----------------------------|-----------------------|----------------|
|                            | 2017<br>RM'000        | 2016<br>RM'000 |
| At 1 January               | <b>24,465</b>         | 23,534         |
| Additional during the year | <b>778</b>            | 931            |
| At 31 December             | <b>25,243</b>         | 24,465         |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 22. FINANCE LEASE PAYABLE

|  | Group               |                |
|--|---------------------|----------------|
|  | 2017<br>RM'000      | 2016<br>RM'000 |
| <b>Due within period:</b>                |                     |                |
| Less than one year                       | 841                 | 279            |
| More than one year and less than 5 years | <u>2,087</u>        | <u>302</u>     |
|  | <b>2,928</b>        | 581            |
| Less: Future finance charges             | <u>(241)</u>        | <u>(59)</u>    |
| Present value of finance lease payables  | <u><b>2,687</b></u> | <u>522</u>     |

Finance lease payable will be paid as follows:

|  | Group          |                |
|--|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Due within period:</b>                |                |                |
| Less than one year                       | 804            | 156            |
| More than one year and less than 5 years | <u>1,883</u>   | <u>366</u>     |
|  | <b>2,687</b>   | 522            |

The interest rate charged on hire purchase and leasing of the Group is an average between 2.40% - 4.87% (2016 : 2.40% - 4.87%) per annum.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 23. LONG TERM LOAN

|                                  | Group            |                  | Corporation      |                |
|----------------------------------|------------------|------------------|------------------|----------------|
|                                  | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000 |
| <b>Secured</b>                   |                  |                  |                  |                |
| Loan from Financial institutions | 1,505,596        | 938,675          | 1,205,885        | 694,502        |
| Repayable in 12 months (Note 30) | -                | (8,806)          | -                | -              |
|                                  | <u>1,505,596</u> | <u>929,869</u>   | <u>1,205,885</u> | <u>694,502</u> |
| <b>Unsecured</b>                 |                  |                  |                  |                |
| Loan from State Government       | 88,000           | 88,000           | 88,000           | 88,000         |
| <b>Total</b>                     | <u>1,593,596</u> | <u>1,017,869</u> | <u>1,293,885</u> | <u>782,502</u> |

Long term portion to be paid are as follows:

|                      | Group            |                  | Corporation      |                |
|----------------------|------------------|------------------|------------------|----------------|
|                      | 2017<br>RM'000   | 2016<br>RM'000   | 2017<br>RM'000   | 2016<br>RM'000 |
| Within the period:   |                  |                  |                  |                |
| Two to five years    | 1,498,849        | 926,074          | 1,205,885        | 694,502        |
| More than five years | 94,747           | 91,795           | 88,000           | 88,000         |
|                      | <u>1,593,596</u> | <u>1,017,869</u> | <u>1,293,885</u> | <u>782,502</u> |

The annual interest rate charged on these loans are as follows:

- (i) State Government : 0% - 4.00% (2016 : 0% - 4.00%)  
(ii) Financial institution : 1.50% - 8.25% (2016 : 1.50% - 7.85%)

Secured loan obtained from one of PKNS subsidiaries is secured by fixed charge and floating asset and debenture of the said subsidiaries.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 23. LONG TERM LOAN (CONT'D)

- a) In the previous financial year, the Group through its subsidiary, Worldwide Medinvest Sdn Bhd has secured a term loan of RM72,000,000 from a financial institution. The purpose of the term loan is to purchase equipment and to build factory. The term loan is repayable within 7 years, including a 2-year extension period starting from the first withdrawal of the loans.
- b) The Corporation has successfully made the first issuance of Islamic medium-term notes amounting to RM1.2 billion, which is the latest part of the 20-year programme of Islamic medium-term notes ("IMTN's Programme"). IMTN's Programme, along with another 7-year Islamic commercial papers programme amounting to RM300 million ("ICP Programme") is subject to the limit with up to RM1.7 billion (collectively referred to as "Sukuk Murabahah Programme").

The Sukuk Murabahah Programme will provide convenience and flexibility for PKNS to issue sukuk in various periods up to 20 years, depending on the on-going needs to fund working capital requirements of Shariah-compliant, and / or general investment needs at competitive costs, based on strong credit rating the Corporation's.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 24. PROVISION FOR CLOSURE AND POST CLOSURE COSTS

|                             | Group          |                |
|-----------------------------|----------------|----------------|
|                             | 2017<br>RM'000 | 2016<br>RM'000 |
| At 1 January                | 50,151         | 49,027         |
| Provision during the year   | 4,698          | 1,178          |
| Utilisation during the year | (941)          | (54)           |
| At 31 December              | <u>53,908</u>  | <u>50,151</u>  |

## 25. RETIREMENT BENEFIT

|                            | Group          |                | Corporation    |                |
|----------------------------|----------------|----------------|----------------|----------------|
|                            | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| At 1 January               | 8,230          | 7,405          | 3,491          | 3,121          |
| Additional during the year | 671            | 1,056          | 410            | 370            |
|                            | <u>8,901</u>   | <u>8,461</u>   | <u>3,901</u>   | <u>3,491</u>   |
| Payments                   | (408)          | (231)          | (122)          | -              |
| At 31 December             | <u>8,493</u>   | <u>8,230</u>   | <u>3,779</u>   | <u>3,491</u>   |

There are subsidiary companies that provide retirement benefits based on eligible employees' salary and years of service until 31 December 2017. During retirement, the payment will be made based on the amounts allocated until 31 December 2017.

## 26. TRADE PAYABLES

Included in trade payables of the Group is retention sum payable to sub-contractors amounting RM5,123,000 (2016 : RM4,217,000) respectively.

The average credit terms granted to the Group is 30-60 days (2016: 30-60 days).



# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 27. DEFERRED TAX ASSETS/(LIABILITIES)

Deferred tax are as follows:

|                          | Group          |                 | Corporation     |                 |
|--------------------------|----------------|-----------------|-----------------|-----------------|
|                          | 2017<br>RM'000 | 2016<br>RM'000  | 2017<br>RM'000  | 2016<br>RM'000  |
| Deferred tax assets      | 25,583         | 18,911          | 3,929           | 6,689           |
| Deferred tax liabilities | (34,678)       | (33,697)        | (22,361)        | (21,132)        |
|                          | <u>(9,095)</u> | <u>(14,786)</u> | <u>(18,432)</u> | <u>(14,443)</u> |

The movements of net deferred tax in the current financial year are as follows:

|   | Group          |                 | Corporation     |                 |
|---|----------------|-----------------|-----------------|-----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000  | 2017<br>RM'000  | 2016<br>RM'000  |
| Balance at 1 January                              | (14,786)       | (19,650)        | (14,443)        | (10,166)        |
| Over provision in prior year                      | 2,118          | 949             | -               | -               |
| Recognised in statement of comprehensive (Note 6) | 3,573          | 3,915           | (3,989)         | (4,277)         |
| Balance at 31 December                            | <u>(9,095)</u> | <u>(14,786)</u> | <u>(18,432)</u> | <u>(14,443)</u> |

Net deferred tax assets are represented by the following tax effects:

|  | Group           |                 | Corporation     |                 |
|--|-----------------|-----------------|-----------------|-----------------|
|  | 2017<br>RM'000  | 2016<br>RM'000  | 2017<br>RM'000  | 2016<br>RM'000  |
| Temporary differences from:                  |                 |                 |                 |                 |
| Property development costs                   | 5,841           | 4,249           | -               | -               |
| Property, plant and equipment                | 2,343           | 6,008           | 3,027           | 6,050           |
| Receivables                                  | 175             | 188             | -               | -               |
| Inventories                                  | 884             | 884             | -               | -               |
| Retirement benefits                          | 416             | 416             | -               | -               |
| Tax losses and unabsorbed capital allowances | 2,573           | 639             | 902             | 639             |
| Land held for property development           | 3,702           | 3,082           | -               | -               |
| Others                                       | -               | 750             | -               | -               |
| Provision                                    | 9,649           | 2,695           | -               | -               |
| Deferred tax assets                          | <u>25,583</u>   | <u>18,911</u>   | <u>3,929</u>    | <u>6,689</u>    |
| Temporary differences from:                  |                 |                 |                 |                 |
| Property, plant and equipment                | (22,404)        | (21,515)        | (22,361)        | (21,132)        |
| Property development costs                   | (15)            | (17)            | -               | -               |
| Others                                       | (12,259)        | (12,165)        | -               | -               |
| Deferred tax liabilities                     | <u>(34,678)</u> | <u>(33,697)</u> | <u>(22,361)</u> | <u>(21,132)</u> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 28. OTHER PAYABLES

|                      | Group          |                | Corporation    |                |
|----------------------|----------------|----------------|----------------|----------------|
|                      | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Long-term</b>     |                |                |                |                |
| Other payables       | 1,554          | 446            | -              | -              |
| <b>Short-term</b>    |                |                |                |                |
| Other payables       | 368,367        | 292,138        | 260,702        | 209,194        |
| Subsidiary companies | -              | -              | 10,182         | 15,519         |
|                      | <u>368,367</u> | <u>292,138</u> | <u>270,884</u> | <u>224,713</u> |
|                      | <u>369,921</u> | <u>292,584</u> | <u>270,884</u> | <u>224,713</u> |

Amount due to subsidiary and associate companies arise from trade transactions and prepayments. The debt is unsecured and interest free and has no fixed terms of repayment.

Trade payables, other payables and accruals is denominated in Ringgit Malaysia.

## 29. AMOUNT DUE (TO) NON-CONTROLLING SHAREHOLDERS

|  | Group          |                |
|--|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 |
| Amount due to non-controlling shareholders | <u>2,275</u>   | <u>24,770</u>  |

Amount due to non-controlling shareholders is denominated in Ringgit Malaysia, unsecured, interest free and has no fixed terms of repayment.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 30. SHORT TERM LOAN

|                                     | Group          |                | Corporation    |                |
|-------------------------------------|----------------|----------------|----------------|----------------|
|                                     | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| <b>Secured</b>                      |                |                |                |                |
| Repayable in 12 months<br>(Note 23) | 13,845         | 24,756         | -              | -              |
| <b>Unsecured</b>                    |                |                |                |                |
| Repayable in 12 months<br>(Note 23) | -              | 275            | -              | -              |
|                                     | 13,845         | 275            | -              | -              |
| Total                               | 13,845         | 25,031         | -              | -              |

## 31. CASH AND CASH EQUIVALENT

|  | Group          |                | Corporation    |                |
|--|----------------|----------------|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Cash and bank balances   | 176,358        | 239,396        | 29,744         | 84,041         |
| Bank overdraft   | (6,963)        | (5,467)        | -              | -              |
|  | 169,395        | 233,929        | 29,744         | 84,041         |
| Fixed deposits (Note 20)   | 313,252        | 331,744        | 5,501          | 5,336          |
|  | 482,647        | 565,673        | 35,245         | 89,377         |
| Fixed deposits pledged<br>(Note 20)  | (19)           | (19)           | -              | -              |
| Bank balance under the<br>Housing Developers<br>(Control and Licensing)<br>Act, 1996 | (41,887)       | (79,156)       | -              | -              |
|  | 440,741        | 486,498        | 35,245         | 89,377         |

Included in the cash accounts and bank balances of the Group is the balance of the subsidiary companies under the Housing Developers (Control and Licensing) Act, 1996 amounting to RM41,887,000 (2016 : RM79,156,000).

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 32. CONTINGENT LIABILITIES

|  | Group          |                |
|--|----------------|----------------|
|  | 2017<br>RM'000 | 2016<br>RM'000 |
| Guarantees given to financial institutions for banking facilities granted to third parties | <b>2,983</b>   | <b>2,983</b>   |

### Claims

Group

#### a) Selaman Sdn Bhd

On 23 October 2013, Selaman Sdn Bhd signed a Sale of Share agreement with Pinang Sari Sdn Bhd for the disposal of 100% equity interest in Halik Sdn Bhd with a consideration of RM50,352,746.

On 27 February 2014, Selaman Sdn Bhd has terminated the Sale of Share agreement as Pinang Sari did not fulfill the scheduled payment for the balance purchase price that was agreed to be settled before 15 January 2014.

On 21 May 2014, Selaman Sdn Bhd was sued by a third party Pinang Sari Sdn Bhd by way of a writ of summons at the High Court of Malaya in Kuala Lumpur due to the termination of sales of share agreement to dispose its subsidiary company, Halik Sdn Bhd to the Plaintiff.

On 15 July 2015, the Court ordered that:

- i) The termination of agreement was void
- ii) Specific execution was ordered
- iii) Injunction to the sales of the share and land owned by Halik Sdn Bhd
- iv) The Company was ordered to pay sum of RM 100,000 to the plaintiff

In 2017, Halik Sdn Bhd is to be fully paid and transferred to Pinang Sari on 18<sup>th</sup> December 2017. However, an extension for the payment has been requested by Pinang Sari and they are to pay the remaining purchase price by 11<sup>th</sup> January 2018. The payment has been made on 10<sup>th</sup> January 2018 by Pinang Sari Sdn Bhd.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 32. CONTINGENT LIABILITIES (CONT'D)

### *Claims (cont'd)*

Group

#### **b) Kelana Property Development Sdn Bhd**

On 21<sup>st</sup> March 2017, a claim was made by the Management Corporation of Plaza Kelana Jaya ("MC") against the Company, the car parks operator of Plaza Kelana Jaya and the Director of Selangor Land and Mines Office, in relation to the lawful rights and ownership of the car parks in Plaza Kelana Jaya together with special and general damages including incidental costs arising therefrom ("the Action").

On 24<sup>th</sup> October 2017, the High Court dismissed the Action by the MC. On 16<sup>th</sup> November 2017, the MC filed an appeal to the Court of Appeal which was fixed for case management on 25<sup>th</sup> January 2018. The case management was subsequently adjourned to 15<sup>th</sup> February 2018.

No provision for loss has been made in the financial statements of the Company as the outcome of the appeal is not presently determinable.

Corporation

#### **a) Sazean Development Sdn Bhd and Corporation**

In the financial year 2017, Sazean Development Sdn Bhd ("the plaintiff") has declared that the Corporation ("the defendant") is liable to pay the liquidated Ascertained Damages amount which is the claim for submission of houses under the Anjung Sari Project Phase 1A, 1B and 1C up to the actual deadline until the date of the transfer of empty possession of the houses.

The Defendant shall pay an interim of RM15,501,364.70 for all late delivery submissions for Phase 1A and Phase 1B within 7 days from the date of the judgment. The Defendant shall pay a sum of RM50 million in damages suffered by the Plaintiff as a result of the defendant's actions and conduct. The defendant is also required to pay a loss of profit for Phase 2 amounting to RM50 million.

On 26 September 2017, the High Court decided that:

- i) Allows the defendant to "Stay of Proceeding" and refer the case to arbitration.
- ii) The Plaintiff has one month to file an appeal to the court of appeal from the above decision.

On 25 October 2017, the Plaintiff filed an appeal against the decision dated 26 September 2017. The court has yet to set a new date for the appeal. Therefore, there is no provision for losses in the current year.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 32. CONTINGENT LIABILITIES (CONT'D)

### *Claims (cont'd)*

Corporation (cont'd)

#### **b) Conlay Construction Sdn Bhd and Corporation**

Conlay was appointed as the main contractor for a project known as "Projek Membina dan Menyiapkan Ibu Pejabat Baru PKNS precinct 8.8, Seksyen 14, Bandaraya Shah Alam, Selangor Darul Ehsan".

Conlay issued various letters demanding payment for loss and expensed they alleged to have incurred by them in completing the said project.

On 3<sup>rd</sup> January 2018, Conlay demanding for RM39,941,736.82 being their direct loss and loss and expense.

Corporation refutes their demands as that the claim a claim for loss and expense may only be made upon the occurrence of one of the five delay events under Clause 43.1 (c),(d),(e),(f) and (h) of the JKR Contract. Corporation are unable to ascertain whether any one of the five events has occurred to enable Conlay to claim loss and expense.

Futher, it appears the Conlay has failed to put forward their intention to claim for loss and expense (in writing) to the Superintending Officer (SO) within 30 days from the occurrence of the event (under 43.1(c),(d),(e),(f) and (h) of the JKR Contract). Conlay must also give their estimate of their loss and expense with the said 30 days. On account of this Conlay's claim may be rejected as its not in compliance with the procedure set out under the Contract.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 32. CONTINGENT LIABILITIES (CONT'D)

### *Claims (cont'd)*

Corporation (cont'd)

#### **c) Corporation and Projek Lebuhraya Usahasama Berhad, Dr Y G Tan Jurutera Perunding Sdn Bhd and B&I Bulder Sdn Bhd**

Corporation ("the plaintiff") filed a lawsuit and a claim against the Projek Lebuhraya Usahasama Berhad ("Defendants 1"), Dr Y G Tan Jurutera Perunding Sdn Bhd ("the defendant 2") and B&I Bulder Sdn Bhd ("defendant 3"). The plaintiff is the developer of a development and a development made is "Construction Interchange type" Coverleaf " in KM 2.2 connection Putrajaya Expressway and associated works to TSS2". Plaintiff has appointed the 1st defendant as highway concessions to make an application to build the bridge, the defendant 2 as the main consultant for the development and defendant 3 as a contractor for carrying out the civil works. Sepang Municipal Council (MPS) has put a condition in which the plaintiff would maintain the bridge for the next 10 years.

The plaintiff filed a claim for damages "jointly and severally" by RM20,000,000.00 as loss damage suffered by the plaintiff and RM3,231,806.00 for "loss of convenience" and distress.

The court has decided that the trial on 22-25 January 2018 was issued. While the hearing on 5-8 February 2018 was amended and replaced as case management to be discussed on 25 April 2018.

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 33. CAPITAL COMMITMENT

|   | Group          |                |
|---|----------------|----------------|
|   | 2017<br>RM'000 | 2016<br>RM'000 |
| Approved capital expenditure not yet allocated in the financial statements: |                |                |
| Contracted  | <u>234,103</u> | <u>489,862</u> |
| Not contracted  | <u>30,776</u>  | <u>843,290</u> |

## 34. TRANSACTIONS WITH SUBSIDIARY COMPANIES

A parties are considered to be a related to the company if the company has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decision, or vise versa, or where the company and a party are subject to common control or common significant influence.

In addition, there is detailed information in the financial statements, where the company has relationships with related parties including directors, key management personnel and Related Parties in the same group of companies.

- a) The main transactions between PKNS and its subsidiary companies are as follows:

|                    | Corporation    |                |
|--------------------|----------------|----------------|
|                    | 2017<br>RM'000 | 2016<br>RM'000 |
| Construction Works | 17,151         | 9,116          |
| Dividend           | 9,312          | 235,329        |
| Others             | <u>5,826</u>   | <u>9,974</u>   |
|                    | <u>32,289</u>  | <u>254,419</u> |



# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 34. TRANSACTIONS WITH SUBSIDIARY COMPANIES (CONT'D)

- b) The remuneration of director and key management personnel during the financial year is as follows:

|                                | Group          |                | Corporation    |                |
|--------------------------------|----------------|----------------|----------------|----------------|
|                                | 2017<br>RM'000 | 2016<br>RM'000 | 2017<br>RM'000 | 2016<br>RM'000 |
| Salaries and other emoluments: |                |                |                |                |
| Director and management        | <b>6,538</b>   | 9,315          | <b>3,309</b>   | 3,415          |

Included in the above compensation of key management personnel is directors' remuneration as disclose in Note 4.

### 35. FINANCIAL INSTRUMENT

#### 35.1 Categories of Financial Instruments

The table below provides an analysis of financial instruments categorised as follow:

- (a) Financial assets and financial liabilities measured at fair value through profit or loss ("FVTPL");  
 (b) Financial assets and financial liabilities measured at amortised cost ("AC"); and  
 (c) Financial assets that are equity instruments measured at cost less impairment ("CLI").

| 2017  | Carrying amount  | FVTPL          | AC               | CLI          |
|---|------------------|----------------|------------------|--------------|
| Financial assets                            | RM'000           | RM'000         | RM'000           | RM'000       |
| <b>Group</b>                                |                  |                |                  |              |
| Other investment                            | 337,185          | 119,026        | 216,772          | 1,387        |
| Amount due from contract customer           | 266,803          | -              | 266,803          | -            |
| Trade receivables                           | 460,984          | -              | 460,984          | -            |
| Other receivables, deposits and prepayments | 145,094          | -              | 145,094          | -            |
| Portfolio investment                        | 22,361           | 22,361         | -                | -            |
| Fixed deposits                              | 313,252          | 10,072         | 303,180          | -            |
| Cash and bank balance                       | 169,395          | -              | 169,395          | -            |
|   | <b>1,715,074</b> | <b>151,459</b> | <b>1,562,228</b> | <b>1,387</b> |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 35. FINANCIAL INSTRUMENT (CONT'D)

### 35.1 Categories of Financial Instruments (cont'd)

| 2017   | Carrying<br>amount<br>RM'000 | FVTPL<br>RM'000  | AC<br>RM'000       | CLI<br>RM'000 |
|--|------------------------------|------------------|--------------------|---------------|
| <b>Financial assets</b>                        |                              |                  |                    |               |
| <b>Corporation</b>                             |                              |                  |                    |               |
| Other investment                               | 251,432                      | 93,229           | 156,816            | 1,387         |
| Trade receivables                              | 244,673                      | -                | 244,673            | -             |
| Other receivables, deposits and<br>prepayments | 55,141                       | -                | 55,141             | -             |
| Portfolio investment                           | 18,797                       | 18,797           | -                  | -             |
| Fixed deposits                                 | 5,501                        | -                | 5,501              | -             |
| Cash and bank balance                          | 29,744                       | -                | 29,744             | -             |
|  | <b>605,288</b>               | <b>112,026</b>   | <b>491,875</b>     | <b>1,387</b>  |
| <b>Financial liabilities</b>                   |                              |                  |                    |               |
| <b>Group</b>                                   |                              |                  |                    |               |
| Trade payables                                 | (281,836)                    | -                | (281,836)          | -             |
| Other payables                                 | (368,367)                    | -                | (368,367)          | -             |
| Amounts due to non-controlling<br>shareholders | (2,275)                      | -                | (2,275)            | -             |
| Finance lease                                  | (2,687)                      | (2,687)          | -                  | -             |
| Borrowings                                     | (1,607,441)                  | (233,294)        | (1,374,147)        | -             |
| Retirement benefits                            | (8,493)                      | -                | (8,493)            | -             |
|  | <b>(2,271,099)</b>           | <b>(235,981)</b> | <b>(2,035,118)</b> | <b>-</b>      |
| <b>Corporation</b>                             |                              |                  |                    |               |
| Trade payables                                 | (86,234)                     | -                | (86,234)           | -             |
| Other payables                                 | (270,884)                    | -                | (270,884)          | -             |
| Borrowings                                     | (1,293,885)                  | -                | (1,293,885)        | -             |
| Retirement benefits                            | (3,779)                      | -                | (3,779)            | -             |
|  | <b>(1,654,782)</b>           | <b>-</b>         | <b>(1,654,782)</b> | <b>-</b>      |

# Notes to the Financial Statements

## FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

### 35. FINANCIAL INSTRUMENT (CONT'D)

#### 35.1 Categories of Financial Instruments (cont'd)

|  | Carrying<br>amount<br>RM'000 | FVTPL<br>RM'000  | AC<br>RM'000       | CLI<br>RM'000 |
|--|------------------------------|------------------|--------------------|---------------|
| <b>2016</b>                                    |                              |                  |                    |               |
| <b>Financial assets</b>                        |                              |                  |                    |               |
| <b>Group</b>                                   |                              |                  |                    |               |
| Other investment                               | 332,451                      | 130,519          | 200,545            | 1,387         |
| Amount due from contract<br>customer           | 474,562                      | -                | 474,562            | -             |
| Trade receivables                              | 431,665                      | -                | 431,665            | -             |
| Other receivables, deposits and<br>prepayments | 134,816                      | -                | 134,816            | -             |
| Portfolio investment                           | 18,349                       | 18,349           | -                  | -             |
| Fixed deposits                                 | 331,744                      | 10,114           | 321,630            | -             |
| Cash and bank balance                          | 233,929                      | -                | 233,929            | -             |
|  | <b>1,957,516</b>             | <b>158,982</b>   | <b>1,797,147</b>   | <b>1,387</b>  |
| <b>Corporation</b>                             |                              |                  |                    |               |
| Other investment                               | 248,639                      | 86,427           | 160,825            | 1,387         |
| Trade receivables                              | 200,157                      | -                | 200,157            | -             |
| Other receivables, deposits and<br>prepayments | 72,249                       | -                | 72,249             | -             |
| Portfolio investment                           | 14,870                       | 14,870           | -                  | -             |
| Fixed deposits                                 | 5,336                        | -                | 5,336              | -             |
| Cash and bank balance                          | 84,041                       | -                | 84,041             | -             |
|  | <b>625,292</b>               | <b>101,297</b>   | <b>522,608</b>     | <b>1,387</b>  |
| <b>Financial liabilities</b>                   |                              |                  |                    |               |
| <b>Group</b>                                   |                              |                  |                    |               |
| Trade payables                                 | (338,657)                    | -                | (338,657)          | -             |
| Other payables                                 | (292,138)                    | -                | (292,138)          | -             |
| Amounts due to non-controlling<br>shareholders | (24,770)                     | -                | (24,770)           | -             |
| Finance lease                                  | (522)                        | (522)            | -                  | -             |
| Borrowings                                     | (1,042,900)                  | (222,564)        | (820,336)          | -             |
| Retirement benefits                            | (8,230)                      | (2,071)          | (6,159)            | -             |
|  | <b>(1,707,217)</b>           | <b>(225,157)</b> | <b>(1,482,060)</b> | <b>-</b>      |
| <b>Corporation</b>                             |                              |                  |                    |               |
| Trade payables                                 | (106,115)                    | -                | (106,115)          | -             |
| Other payables                                 | (224,713)                    | -                | (224,713)          | -             |
| Borrowings                                     | (782,502)                    | -                | (782,502)          | -             |
| Retirement benefits                            | (3,491)                      | -                | (3,491)            | -             |
|  | <b>(1,116,821)</b>           | <b>-</b>         | <b>(1,116,821)</b> | <b>-</b>      |

# Notes to the Financial Statements

FOR THE YEAR ENDED 31 DECEMBER 2017 (CONT'D)

## 35. FINANCIAL INSTRUMENT (CONT'D)

### 35.1 Categories of Financial Instruments (cont'd)

The following summarizes the methods used to determine the fair value of financial instruments as shown in the above table:

#### Investment in Equity and Debt Securities

The fair value of financial assets that are quoted in an active market is determined by reference to the value of assets quoted closing bid price at the end of the reporting period.

### 35.2 Net Profit and Loss arising from Financial Instruments

|  | Group                  |                        | Corporation            |                        |
|--|------------------------|------------------------|------------------------|------------------------|
|  | 2017<br>RM'000         | 2016<br>RM'000         | 2017<br>RM'000         | 2016<br>RM'000         |
| Net Profit/(Loss) on:  |                        |                        |                        |                        |
| Financial assets measured at fair value through profit or loss | 6,307                  | (4,381)                | 6,307                  | (4,381)                |
| Financial assets are measured at amortised cost                | (4,410)                | (11,413)               | (5,607)                | (1,740)                |
| Financial liabilities measured at amortised cost               | <u>(73,336)</u>        | <u>(24,082)</u>        | <u>(55,005)</u>        | <u>(24,082)</u>        |
|  | <b><u>(71,439)</u></b> | <b><u>(39,876)</u></b> | <b><u>(54,305)</u></b> | <b><u>(30,203)</u></b> |

## 36. APPROVE DATE FOR PUBLICATION

The financial statements were authorised for publication by the Board on the date of these financial statements.

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**Perbadanan Kemajuan Negeri Selangor**

Bangunan Ibu Pejabat PKNS,

No. 2, Jalan Indah 14/8

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Selangor Darul Ehsan.